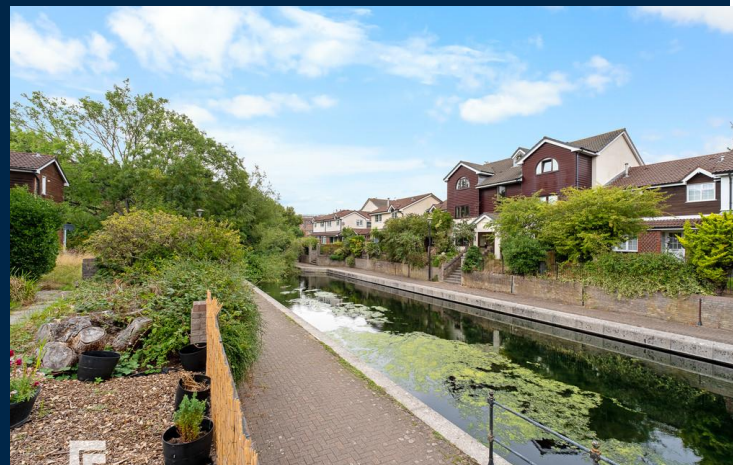




KIRKBY COURT
CRAIGLEE DRIVE
CARDIFF CF10 4BS

ASKING PRICE OF
£229,950



MID TERRACED HOUSE



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****RARELY AVAILABLE* NO CHAIN**** An opportunity to acquire a two bedroom mid terraced house, which is conveniently located in Atlantic Wharf, with excellent views of the canal and easy access to the City Centre and Cardiff Bay. The accommodation comprises of entrance hall, lounge/diner, separate kitchen, two double bedrooms and a family bathroom. The property further benefits from double glazing throughout, allocated parking to the rear, gas central heating and a large front garden. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 678 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE

Entered via composite door with inset double glazed obscure leaded panels. LVT flooring. Doors leading to lounge/diner and kitchen.

LOUNGE/DINER

15' 6" x 13' 11" (4.74m x 4.25m)
Double glazed uPVC windows to front bay. Continuation of LVT flooring. Wall mounted Radiator. Space for dining. TV and telephone point.

KITCHEN

12' 4" x 5' 7" (3.76m x 1.72m)
Double glazed uPVC window to front. Ample natural daylight. Continuation of LVT flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating inset sink with mixer tap over. Built in oven and four ring induction hob, with extractor over. Space for fridge/freezer and washing machine. Wall mounted radiator.

FIRST FLOOR

Carpeted flooring. Access to loft. Doors leading to bedrooms and bathroom.

BEDROOM ONE

12' 5" x 10' 1" (3.79m x 3.08m)
Double glazed uPVC window to front. Double bedroom. Carpeted flooring. Fitted wardrobe with mirrored sliding doors and additional storage cupboard housing Worcester combi boiler. Wall mounted radiator.

BEDROOM TWO

12' 0" x 5' 10" (3.67m x 1.79m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

6' 2" x 5' 8" (1.89m x 1.74m)
Vanity enclosed wash hand basin with hot and cold taps and fitted storage under. W.C. Panelled bath, with electric shower over. Wall mounted mirror. Extractor fan. Vinyl flooring and partly tiled walls. Heated towel rail.

PARKING

Allocated parking bay to the rear.

OUTSIDE

Low maintenance front garden, with fence surround. Laid to lawn with planted flower beds and partly paved. Storage shed and cupboard.

TENURE

MGY are advised that the property is freehold.



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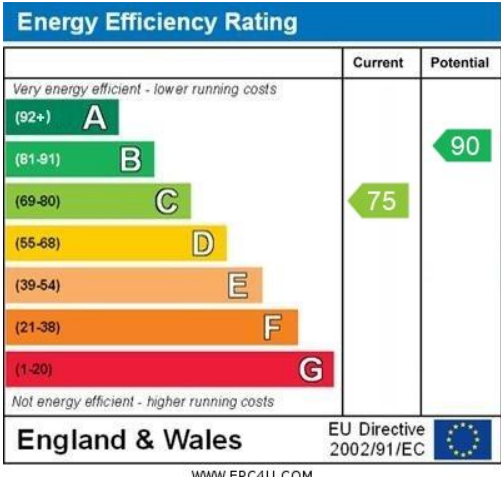
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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