



CLARENCE EMBANKMENT
CARDIFF BAY
CARDIFF CF10 5GR

OFFERS IN EXCESS OF
£275,000



END TERRACED HOUSE



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CHAIN FREE, THREE BEDROOM, END TERRACED HOUSE ON CLARENCE EMBANKMENT MGY are delighted to bring to market this three bedroom, end terraced house situated on the popular Clarence Embankment, Cardiff Bay. The accommodation briefly comprises entrance porch, lounge/diner, kitchen, three bedrooms and bathroom. The property further benefits from being chain free, has a private rear courtyard, a basement and has gas central heating and double glazing throughout.

Viewing recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,066 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE PORCH

Entered via front door leading from street. Pendant light. Opening to lounge/diner.

LOUNGE/DINER

14' 11" x 24' 2" (4.57m x 7.37m into bay)
Wood flooring. Double glazed uPVC bay window to front aspect and additional double glazed uPVC window to rear aspect. Pendant light fittings. Coving. TV and telephone point. Power points. Door to kitchen. Stairs rising to first floor. Radiators.

KITCHEN

10' 4" x 16' 2" (3.16m x 4.94m)
Laminate flooring. Modern white gloss kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over. Space for appliances such as washing machine, oven and fridge/freezer. Pendant light fitting. Power points. Radiator. Door to basement. Extractor. Obscure double-glazed uPVC to side aspect. Double glazed uPVC French doors leading to rear courtyard.

FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting. Loft hatch. Power points. Doors to all bedrooms and bathroom.

MASTER BEDROOM

9' 10" x 15' 2" (3.00m x 4.63m)
Carpet to floor. Two double glazed uPVC windows to front aspect. Pendant light fitting. Radiator. Power points.

BEDROOM TWO

11' 3" x 9' 3" (3.43m x 2.84m)
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

7' 2" x 11' 2" (2.20m x 3.41m)
Carpet to floor. Double glazed uPVC window to side aspect. Power points. Pendant light fitting. Radiator.

BATHROOM

10' 3" x 5' 4" (3.14m x 1.63m)
Tiled flooring and walls. Double glazed uPVC obscure window to rear aspect. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor. Radiator.

REAR COURTYARD

Laid to patio. Fence and wall border. Gate providing side access. Outside tap.

BASEMENT

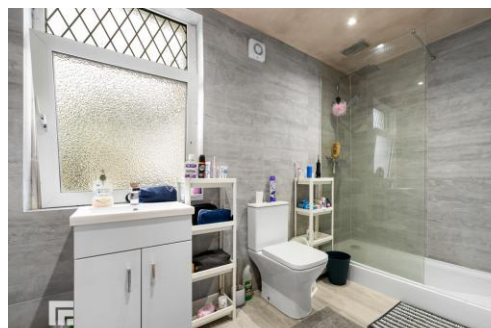
Accessed from kitchen. Lighting. Ample space for storage.

TENURE

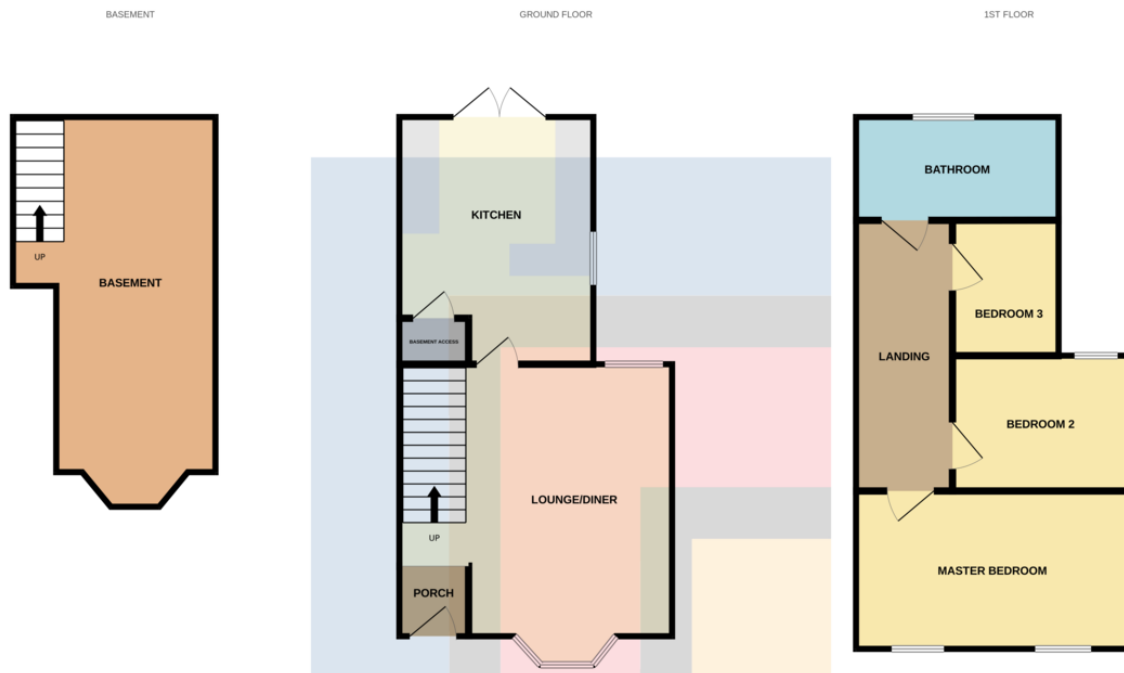
MGY have been advised that the property is FREEHOLD.



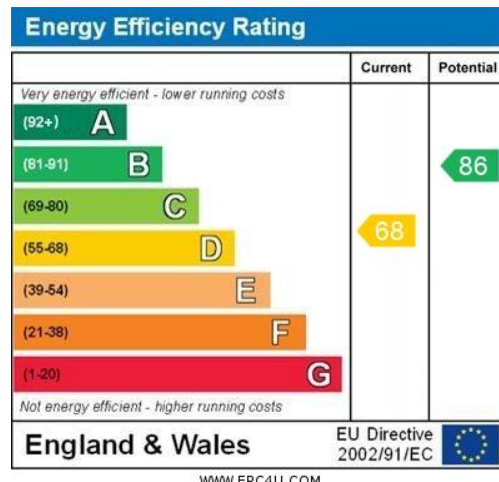
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Made with Metroplan 5.0025



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