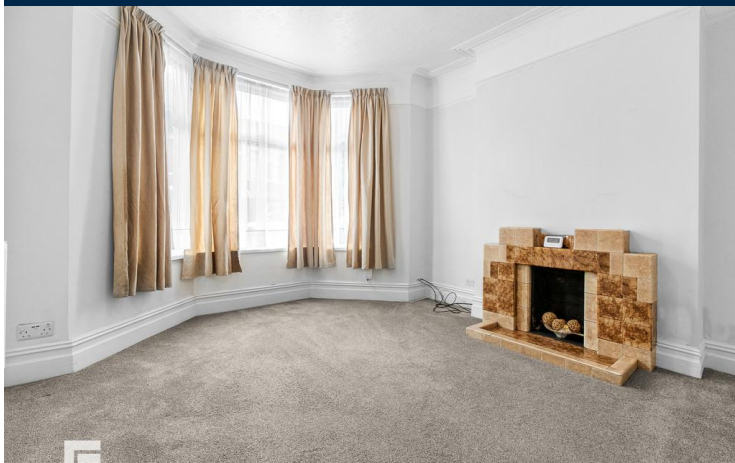




DINAS STREET
GRANGETOWN
CARDIFF CF11 6QZ

ASKING PRICE OF
£325,000



THREE BEDROOM MID TERRACED HOUSE



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IMMACULATELY PRESENTED, THREE BEDROOM MID-TERRACED HOUSE MGY are delighted to bring to market this beautifully presented, three bedroom, mid-terraced property on the popular Dinas Street in Grangetown. The accommodation briefly comprises entrance hallway, lounge, dining room, downstairs WC, kitchen, three bedrooms and family bathroom. The property further benefits from a low maintenance rear garden with a garage and rear lane access, and has double glazing and gas central heating throughout. ***CHAIN FREE***

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 947 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from front courtyard. Original tiled flooring. Pendant light fitting. Radiator. Cupboard housing utility meters. Doors to lounge, dining room, kitchen and downstairs WC. Stairs rising to first floor.

LOUNGE

11' 10" x 13' 11" (3.61m x 4.26m)
Carpet to floor. Double glazed uPVC bay window to front aspect. Pendant light fitting. Power points. TV and telephone point. Radiator. Feature fireplace. Picture rail. Two alcoves.

DINING ROOM

11' 9" x 12' 7" (3.60m x 3.84m)
Carpet to floor. Two alcoves. Pendant light fitting. Picture rail. Radiator. Power points. Double glazed uPVC window to rear aspect.

DOWNSTAIRS WC

Laminate flooring. Pendant light fitting. Vanity wash hand basin with mixer tap over and storage beneath. Extractor. Chrome heated towel rail. WC.

KITCHEN

8' 5" x 19' 9" (2.57m x 6.03m)
Laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating electric hob with extractor above and oven beneath and stainless steel sink and drainer with mixer tap over. Tiled splashback. Spotlights. Radiator. Space for appliances such as fridge/freezer and washing machine. Power points. Double glazed uPVC windows to rear and side aspect. Wall mounted boiler. Double glazed uPVC door leading to rear garden.

FIRST FLOOR

Carpet to floor. Split level landing. Pendant light fitting. Doors to all bedrooms and bathroom.

MASTER BEDROOM

11' 11" x 14' 1" (3.64m x 4.31m - into Bay)
Carpet to floor. Double glazed uPVC bay window to front aspect. Power points. Pendant light fitting. Picture rail. Radiator.

BEDROOM TWO

11' 10" x 12' 7" (3.61m x 3.85m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting. Built in storage cupboard.

BEDROOM THREE

5' 7" x 8' 4" (1.72m x 2.56m)
Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator. Loft hatch.

BATHROOM

5' 7" x 6' 2" (1.71m x 1.88m)
Laminate flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above with handheld attachment. Extractor. Double glazed obscure uPVC window to rear aspect. Radiator.



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OUTSIDE

Front - Patio. Wall border. Tiled walkway to front door.

Rear - Laid to patio. Wall border. Outside tap. Lawn area.
Gate providing rear lane access.

GARAGE

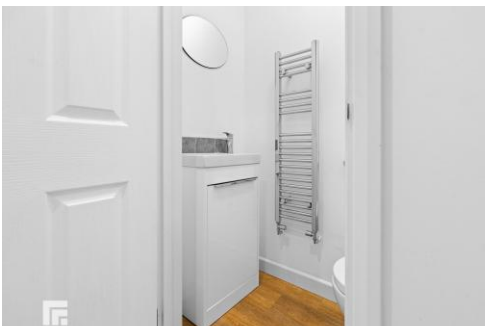
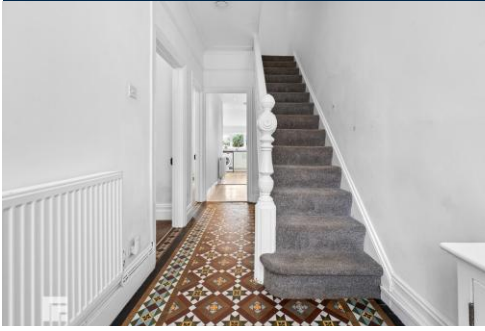
Single garage with up and over door, accessed from rear lane. Additional access from side door, from rear garden.

TENURE

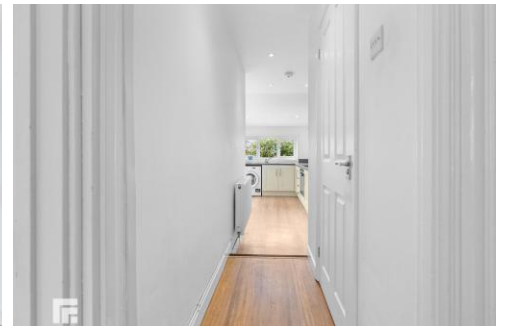
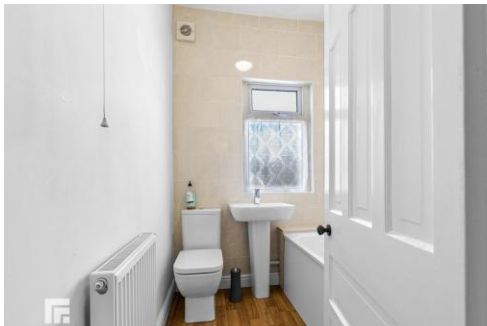
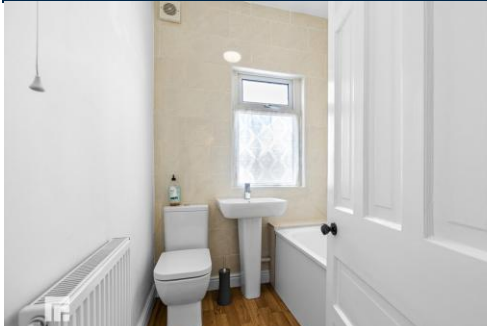
MGY have been advised that the property is FREEHOLD.



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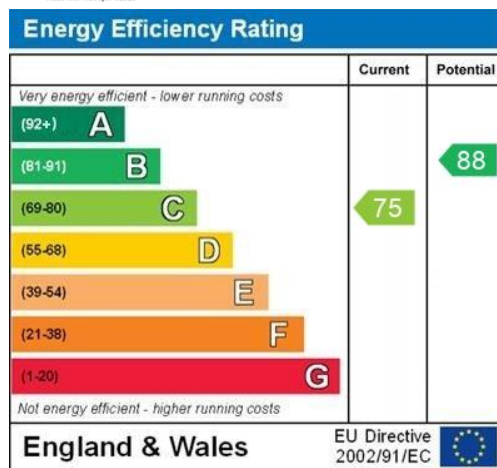
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GROUND FLOOR

1ST FLOOR



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