



HOLMESDALE STREET
GRANGETOWN
CARDIFF CF11 7HF

ASKING PRICE OF
£240,000



MID TERRACED HOUSE



2



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****TWO DOUBLE BEDROOM, MID-TERRACED HOUSE* NO CHAIN**** MGY are delighted to bring to market this well presented, two double bedroom, mid-terraced house situated on the popular Holmesdale Street, Grangetown. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom. The property further benefits from being chain free, and has gas central heating and double glazing throughout. ***Viewing highly recommended***

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX : 925.70 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from street. Carpet to floor. Radiator. Panelling to walls. Pendant light fitting. Door to lounge/diner.

LOUNGE/DINER

11' 2" x 22' 8" (3.41m x 6.92m)
Continuation of carpet to floor. Pendant light fittings. Double glazed uPVC window to front aspect with additional double glazed uPVC window to rear aspect. TV and telephone point. Radiators. Power points. Coal effect gas fire. Alcoves. Stairs rising to first floor. Door to kitchen.

KITCHEN

14' 6" x 9' 11" (4.43m x 3.03m)
Tiled flooring. Fitted 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 and four ring hob with oven beneath and extractor above. Tiled splashback. Space for washing machine and fridge/freezer. Double glazed uPVC window to rear aspect and additional Velux window. Radiator. Power points. Double glazed uPVC door leading to rear garden.

FIRST FLOOR

Carpet to stairs and landing. Doors to all bedrooms and bathroom. Dado rail. Loft hatch.

MASTER BEDROOM

14' 11" x 9' 9" (4.55m x 2.99m)
Carpet to floor. Two double glazed uPVC windows to front aspect. Picture rail. Radiator. Power points. Loft hatch.

BEDROOM TWO

9' 3" x 12' 5" (2.82m x 3.80m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Picture rail. Radiator.

BATHROOM

9' 1" x 10' 0" (2.77m x 3.05m)
Laminate flooring. Partially tiled walls. Obscure double glazed window to rear aspect. Pendant light fitting. WC. Pedestal wash hand basin with hot and cold tap over. Panelled bath with hot and cold tap over and mains powered shower above. Heated towel rail. Extractor. Fitted storage cupboards with shelving.

GARDEN

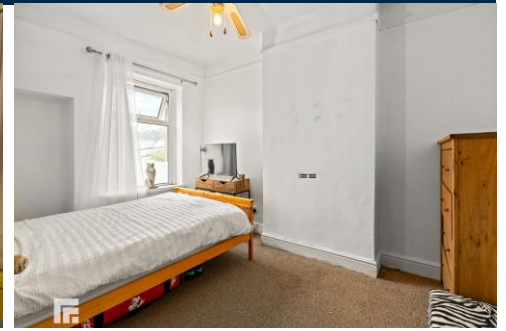
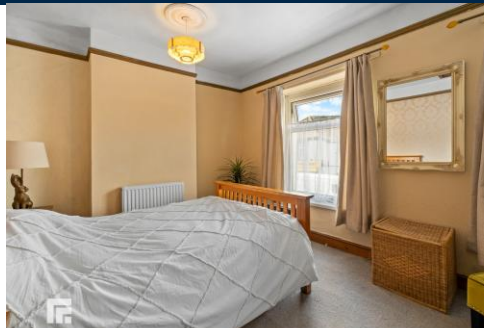
Laid to patio. Wall border. Mature shrubs.

TENURE

MGY have been advised that the property is FREEHOLD.



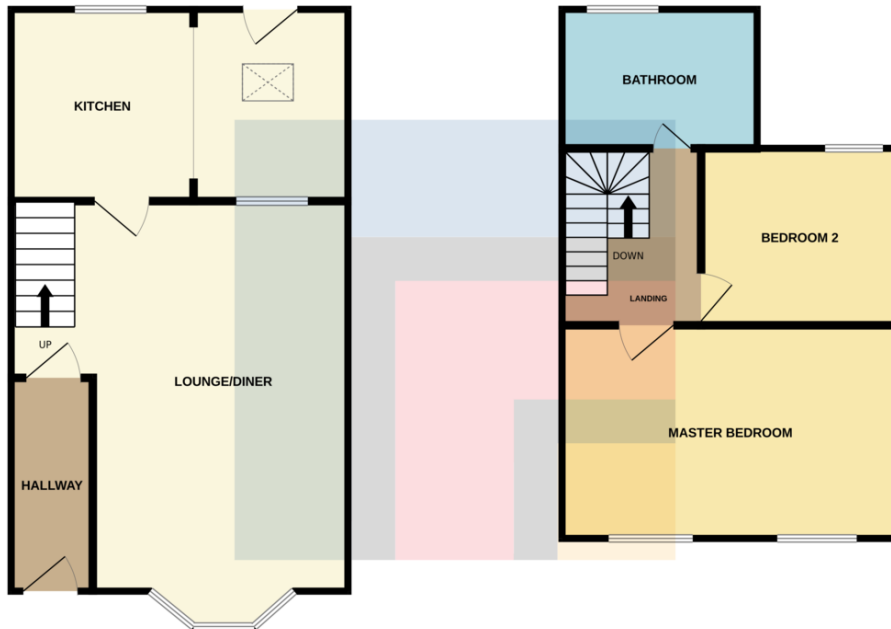
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GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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