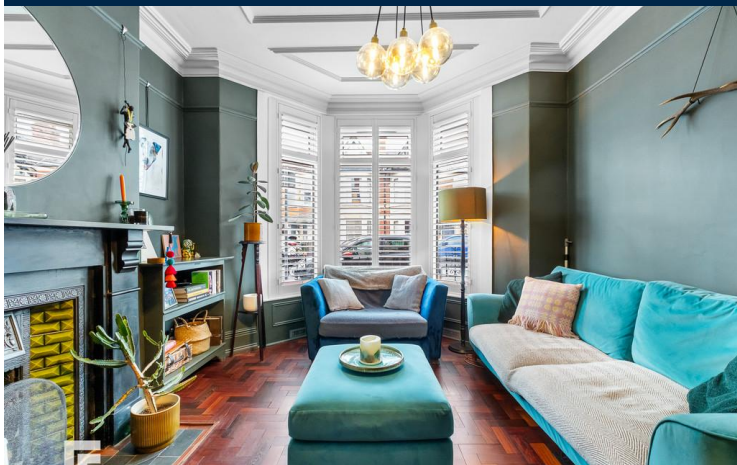




MARDY STREET
GRANGETOWN
CARDIFF CF11 6QU

ASKING PRICE OF
£395,000



MID TERRACED HOUSE



3



1



2



2

****IMMACULATELY PRESENTED THREE BEDROOM, MID-TERRACED HOUSE*** MGY are delighted to bring to market this mid-terraced, three double bedroom house situated on a quiet and friendly street within the popular Grangetown area and is within walking distance to Cardiff City Centre and local amenities. The accommodation briefly comprises entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. The property further benefits from gas central heating and a good sized rear garden with rear lane access.*Viewing highly recommended**

ENTRANCE HALL

Entered via composite front door with obscure glass panels leading from private tiled courtyard with wrought iron gates. Original restored tiled flooring. Coving and picture rail. Pendant light fitting. Radiator. Stairs rising to first floor. Doors to lounge, kitchen and opening to dining room.

LOUNGE

11' 7" x 13' 10" (3.54m x 4.23m)

Large double glazed uPVC bay window to front with fitted shutter blinds. Original parquet flooring. Pendant light with ceiling rose. Coving and picture rail. Alcoves with open original fireplace, mantle surround and tiled base. Vertical radiator. TV point.

DINING ROOM

11' 1" x 11' 8" (3.39m x 3.57m)

Double glazed uPVC window to rear aspect. Wood block flooring. Space for dining. Original feature fireplace with tiled base. Alcoves with fitted cupboard and fixed shelving. Pendant light fitting with ceiling rose. Radiator.

KITCHEN

22' 10" x 9' 11" (6.96m x 3.03m)

Range of wall, base and drawer units with contrasting worktops over incorporating inset double sink and drainer with mixer tap over. Gas oven and four ring gas hob with extractor fan over. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. Tiled splashbacks and tiled flooring. Pendant light fittings. uPVC double glazed windows to side and door to access private rear garden. Velux windows. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,173 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Stairs with carpeted runner. Pendant light fitting. Doors to bedrooms and bathroom. Carpeted flooring. Loft hatch with fitted ladder. Radiator.

BEDROOM ONE

15' 3" x 13' 10" (4.66m x 4.24m)

A good sized principal double bedroom located to the front of the house. Large bay windows with additional window to front elevation - all with fitted shutter blinds. Exposed wooden floorboards. Coving and picture rail. Pendant light fitting with ceiling rose. Original feature fireplace with tiled base. Radiator.

BEDROOM TWO

11' 1" x 9' 9" (3.39m x 2.99m)

Another spacious double bedroom with carpeted flooring. Double glazed uPVC window to rear aspect. Fitted wardrobe to one above. Coving. Pendant light fitting with ceiling rose. Original feature fireplace with tiled base. Radiator.

BEDROOM THREE

10' 0" x 9' 4" (3.05m x 2.85m)

A third double bedroom. Double glazed uPVC window to rear aspect with fitted blinds. Carpeted flooring. Panelling across one wall. Pendant light fitting. Radiator.

BATHROOM

6' 9" x 8' 8" (2.06m x 2.65m)

A good size family bathroom with obscure double glazed uPVC window to side aspect. White suite comprising freestanding bath with mixer tap over and shower fixture. Wall mounted wash hand basin with mixer tap and vanity mirror over with lighting. Separate walk in shower cubicle with mains rainfall shower over and separate shower head fixture. WC. Partly tiled walls. Mandarin stone tiled flooring. Extractor. Automatic under unit lighting. Spotlights. Heated towel rail.

OUTSIDE

Enclosed, low maintenance West facing rear garden. Paved and partly gravelled with stone wall surround. Pond. A variety of inset shrubs and plants. Large storage shed with power including potential for EV charging. Gated rear lane access. Outside tap. Enclosed outside WC. Accessed from the kitchen.

TENURE

MGY are advised that the property is FREEHOLD.



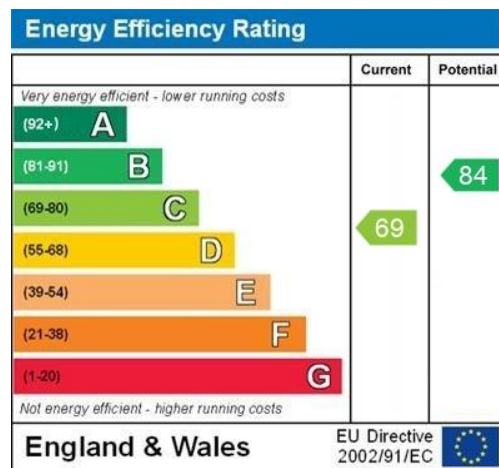
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