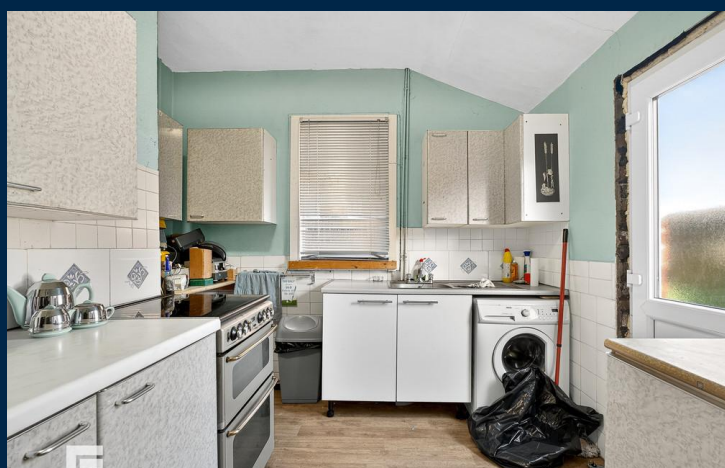




CYMMER STREET
GRANGETOWN
CARDIFF CF11 7AB

ASKING PRICE OF
£325,000



MID TERRACED HOUSE



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FIVE DOUBLE BEDROOM, THREE-STOREY HOUSE IN GRANGETOWN MGY are delighted to bring to market this five double bedroom, mid-terraced house situated on the highly sought after Cymmer Street in Grangetown. The accommodation is split over three floors and briefly comprises entrance hallway, lounge, sitting room, dining room, kitchen, five double bedrooms, bathroom and separate WC. The property further benefits from having a good sized and low maintenance rear garden, is chain free, and has gas central heating and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via front door leading from street. Carpet to floor. Radiator. Power points. Pendant light fitting. Doors to lounge, sitting room and dining room.

LOUNGE

13' 8" x 12' 2" (4.17m x 3.71m)
Laminate flooring. Pendant light fitting with additional wall lighting. Electric fireplace. Double glazed uPVC bay window to front aspect. Dado rail. TV point.

SITTING ROOM

11' 4" x 9' 8" (3.46m x 2.95m)
Carpet to floor. Dado rail. Pendant light fitting. Two alcoves - one with built in storage. Power points. Radiator. Doors leading to rear garden.

DINING ROOM

15' 10" x 11' 8" (4.83m x 3.57m)
Tiled flooring. Two double glazed uPVC windows to side aspect. Dado rail. Power points. Pendant light fitting. Radiator. Door to basement and kitchen.

KITCHEN

11' 8" x 7' 11" (3.57m x 2.42m)
Vinyl flooring. Partially tiled walls. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel inset sink and drainer with hot and cold taps over. Double glazed uPVC window to side aspect. Power points. Space for washing machine, fridge/freezer and oven. Door leading to rear garden.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to three bedrooms and bathroom. Stairs rising to second floor.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,667 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

15' 11" x 13' 8" (4.87m x 4.17m)
Carpet to floor. Double glazed uPVC bay window to front aspect with additional window to side. Power points. Pendant light fitting. Feature fireplace. Two alcoves. Coving. Radiator.

BEDROOM TWO

11' 4" x 9' 8" (3.46m x 2.95m)
Carpet to floor. Feature fireplace. Two alcoves. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points.

BEDROOM THREE

12' 2" x 8' 2" (3.71m x 2.51m)
Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Power points. Radiator. Wall mounted boiler.

BATHROOM

11' 8" x 6' 0" (3.57m x 1.84m)
Exposed floorboards. Tiled walls. Panelled bath with hot and cold tap over and electric shower above. Pedestal wash hand basin with hot and cold tap over. Double glazed obscured uPVC window to rear aspect. Pendant light fitting.

WC

5' 4" x 2' 8" (1.64m x 0.83m)
Double glazed obscured uPVC window to side aspect. WC. Pendant light fitting. Dado rail.

SECOND FLOOR

Exposed floorboards. Skylight. Doors to bedrooms four & five.

BEDROOM FIVE

11' 8" x 9' 8" (3.58m x 2.95m)
Exposed floorboards. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

BEDROOM FOUR

15' 11" x 11' 11" (4.87m x 3.64m)
Exposed floorboards. Double glazed uPVC window to front aspect. Power points. Radiator. Pendant light fitting.

REAR GARDEN

Laid to patio. Wall border. Outside tap. Gate leading to rear lane.

TENURE

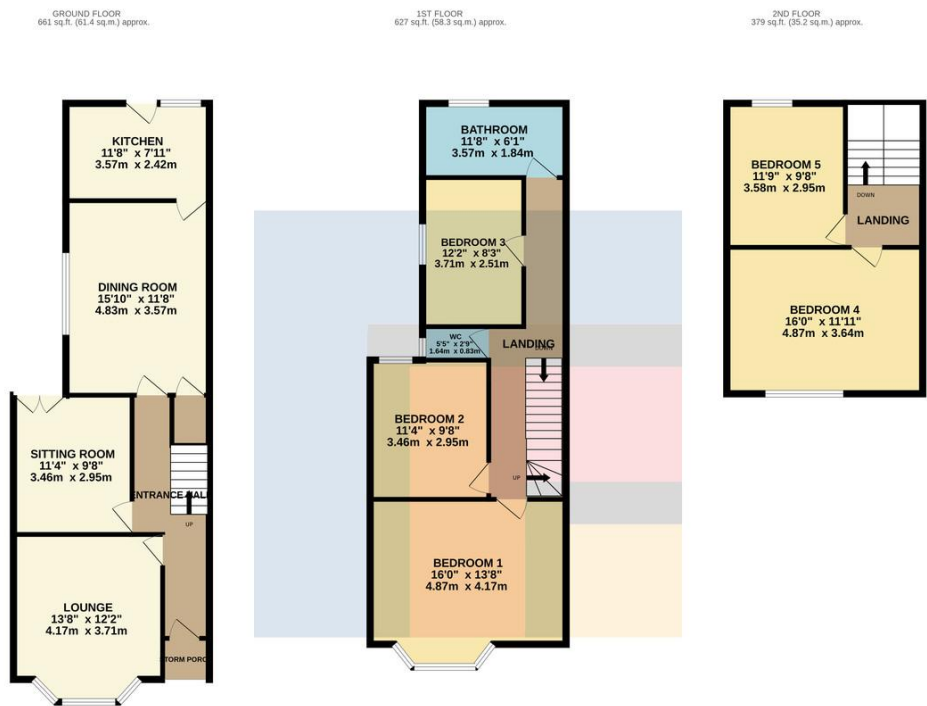
MGY have been advised that the property is FREEHOLD.



CYMMER STREET, GRANGETOWN, CARDIFF CF11 7AB



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TOTAL FLOOR AREA: 1667 sq.ft. (154.9 sq.m.) approx.

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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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