

17 Oxford Street,
Nantgarw, Cardiff, CF15 7ST



Estate Agents and
Chartered Surveyors

Asking Price Of

£185,000



Mid Terrace Property

- 3 bedrooms
- 1 bathroom
- 1 toilet
- 2 living areas

Property Description

**** THREE BEDROOM MID TERRACE ** MODERN KITCHEN AND BATHROOM **** A beautifully presented three good sized bedroom mid terrace family house in a convenient location being close to local amenities, transport links and idyllic walks. Entrance hallway, bay fronted dining room, spacious lounge, modern fitted kitchen, rear lobby with plumbing for washing machine, modern family bathroom and a separate wc. To the first floor are three good sized bedrooms. Gas central heating, double glazing. Low maintenance rear garden with rear gate to lane. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 950 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE HALLWAY

Approached via a uPVC double glazed door leading to the entrance hallway, further continuing into the lounge.

DINING ROOM

13' 1" x 11' 6"(into bay) (4.01m x 3.51m)
A bay fronted reception ideal as a dining room, laminate flooring. Radiator.

LOUNGE

17' 2" x 11' 8" (5.24m x 3.57m)
With window to rear, a good sized primary reception. Staircase to first floor with under stairs storage cupboard. Laminate flooring. Radiator. Opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

9' 11" x 9' 8" (3.03m x 2.97m)
Modern fitted kitchen appointed along two sides in light grey woodgrain effect shaker style fronts beneath solid wood worktop surfaces. Inset ceramic Belfast style sink. Inset four ring electric hob with cooker hood above and oven below. Concealed 'Viessmann' combi gas central heating boiler. Wall tiling to splash back area. Window to side. Integrated slim line dishwasher. Matching range of eye level wall cupboards. Tiled flooring. Ample space for family breakfast table. Door to rear lobby.

REAR LOBBY

With uPVC double glazed door to rear garden. Plumbing for washing machine. Radiator. Doors to bath and wc.

FAMILY BATHROOM

White suite comprising wash hand basin, panelled bath with shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Tiled flooring. Chrome heated towel rail.

CLOAKROOM

Low level wc. Tiled flooring. Obscured glass window. Radiator.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Window to rear.

BEDROOM ONE

13' 1" x 9' 0" (4.00m x 2.75m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator.

BEDROOM TWO

10' 7" x 8' 3" (3.25m x 2.54m)

Aspect to rear, a second double bedroom. Built out double storage. Radiator.

BEDROOM THREE

10' 2" x 7' 10" (3.10m x 2.40m)

Enjoying views to the front, a third double bedroom. Radiator.

OUTSIDE

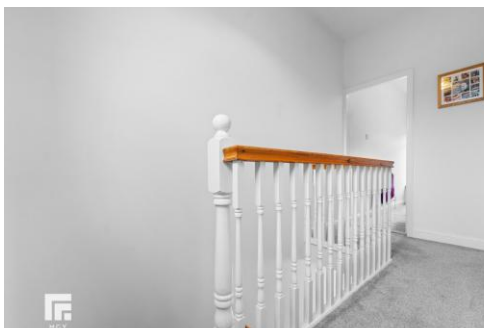
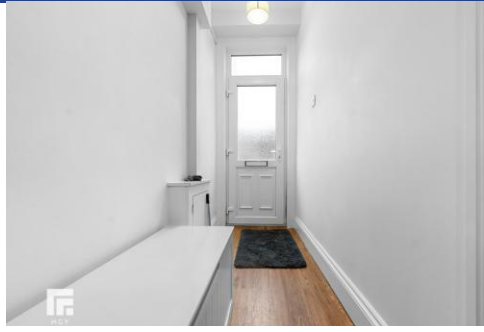
REAR GARDEN

Low maintenance paved rear garden. Timber gate giving access to the rear lane and park beyond.

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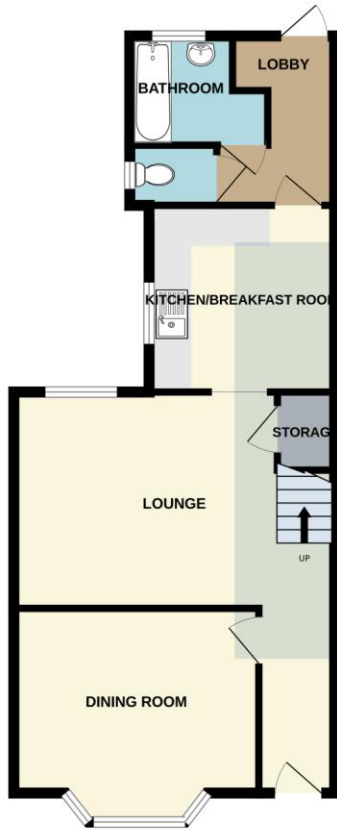


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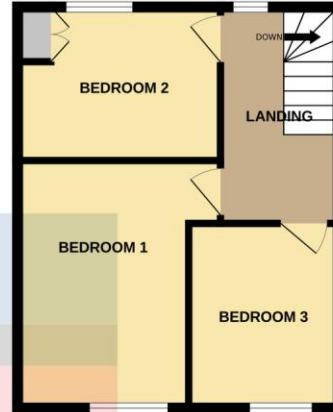


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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

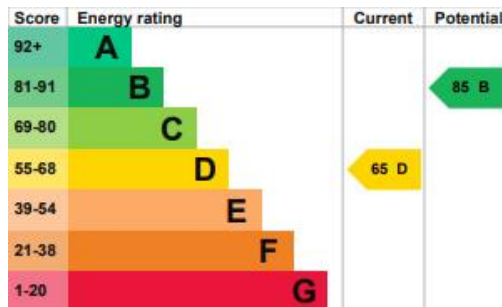


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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