

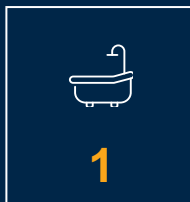


**CORPORATION ROAD
GRANGETOWN
CARDIFF
CF11 7AR**

OFFERS IN EXCESS OF
£350,000



MID TERRACED HOUSE



****BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE* NO CHAIN**** MGY are delighted to bring to market this bright and spacious, bay fronted, three bedroom, mid-terraced house situated on the much favoured Corporation Road in Grangetown. The accommodation briefly comprises porch, entrance hallway, lounge, kitchen/breakfast room, utility room, downstairs WC, three bedrooms and family shower room. The property further benefits from being modernised throughout, has gas central heating and double glazing and has a detached garage with rear lane access.

Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,195 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PORCH

Entered via front door leading from private front courtyard with wrought iron gate. Tiled flooring. Additional door leading to spacious entrance hallway.

ENTRANCE HALL

Original tiled flooring. Pendant light fitting. Dado rail. Radiator. Doors to lounge and kitchen/breakfast room. Carpeted stairs rising to first floor.

LOUNGE

14' 6" x 14' 0" (04.42m x 4.28m) (into bay)
Parquet flooring. Double glazed bay windows with fitted blinds to front aspect. Pendant light fitting. Power points. TV and telephone point. Feature fireplace. Two alcoves with fitted shelving/cupboards. Radiator.

KITCHEN/BREAKFAST ROOM

20' 8" x 15' 1" (6.32m x 4.61m)
Herringbone style laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring Neff induction hob with extractor above and inset sink with mixer tap over. Ample storage. Integrated appliances such as Miele dishwasher, fridge/freezer, Neff oven and microwave, Central island with space for stool seating and drawers beneath. Smeg ceiling extractor. Power points. Space for sofa seating. Vertical radiator. TV point. Ample natural daylight. Two sets of double glazed uPVC French doors providing access to low maintenance rear garden. Opening to :-

UTILITY ROOM

4' 9" x 6' 6" (1.46m x 2.00m)
Tiled flooring. Double glazed uPVC window to side aspect. Pendant light fitting. Base units with worktop over incorporating stainless steel sink and drainer with mixer tap over. Washing machine/Dryer. Power points. Radiator. Door leading to :-

WC

4' 10" x 2' 6" (1.48m x 0.77m)
Continuation of tiled flooring. Obscure double glazed uPVC window to rear aspect. Wall mounted electric heater. Pendant light fitting. WC with wash hand basin above and mixer tap over.

FIRST FLOOR

Carpet to stairs and landing. Pendant light fitting. Access to large loft hatch with fitted ladder. Boarded and insulated loft space with lighting and skylight. Doors leading to three bedrooms and shower room.

MASTER BEDROOM

12' 7" x 12' 9" (3.85m x 3.89m)
Carpet to floor. Pendant light fitting with additional wall light. Radiator. Three double glazed uPVC windows with fitted blinds to front aspect. Power points. Two alcoves.

BEDROOM TWO

12' 3" x 11' 5" (3.74m x 3.49m)
Carpet to floor. Pendant light fitting. Fitted wardrobes and dressing table. Power points. Radiator. Double glazed uPVC window to rear aspect.

BEDROOM THREE

7' 11" x 9' 7" (2.43m x 2.93m)
Carpet to floor. Double glazed uPVC window to front aspect with fitted blinds. Power points. Pendant light fitting. Radiator.



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SHOWER ROOM

6' 2" x 7' 11" (1.89m x 2.42m)

Tiled flooring. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Obscure double glazed uPVC window to rear aspect. Extractor. Pendant light fitting.

GARDEN

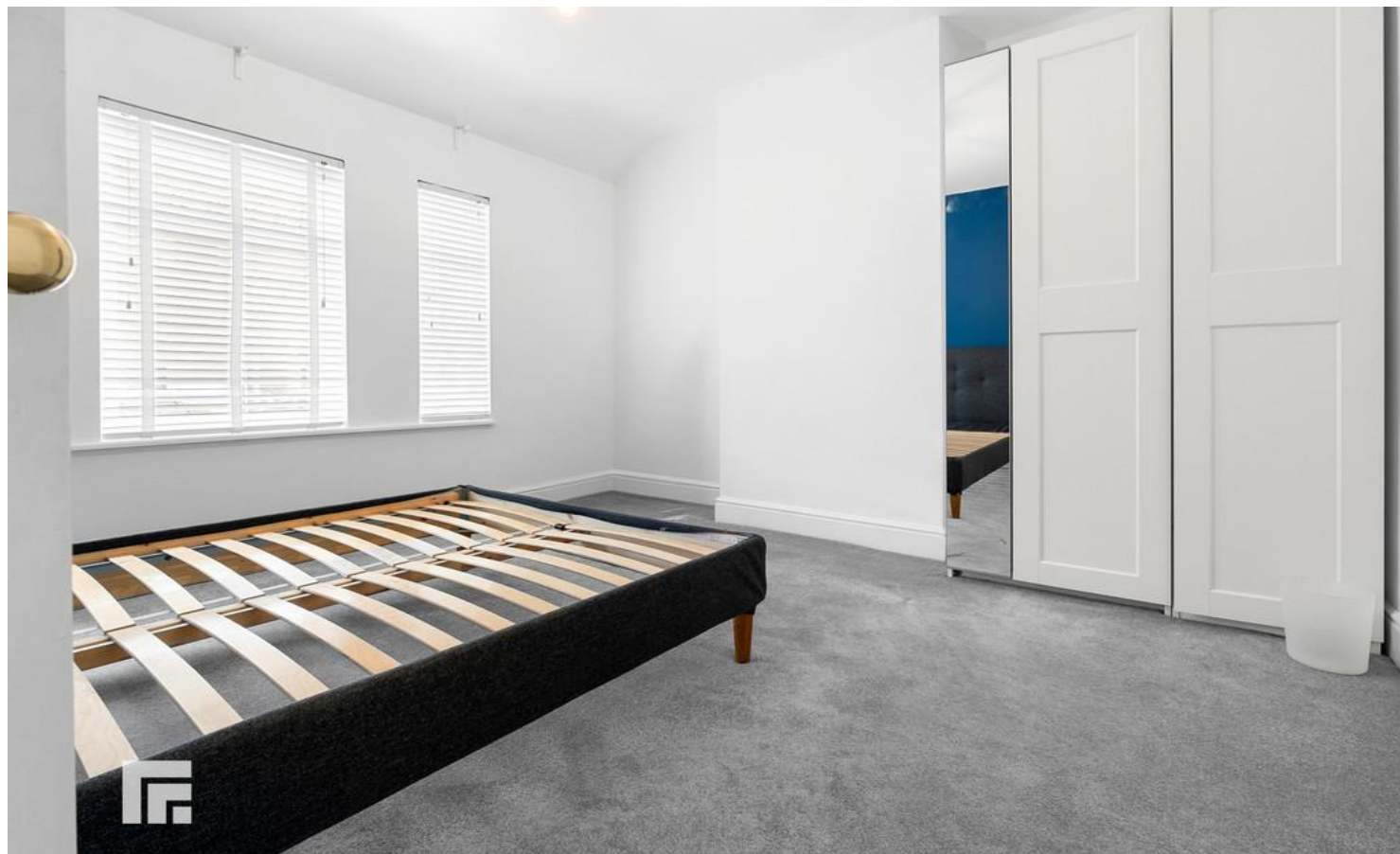
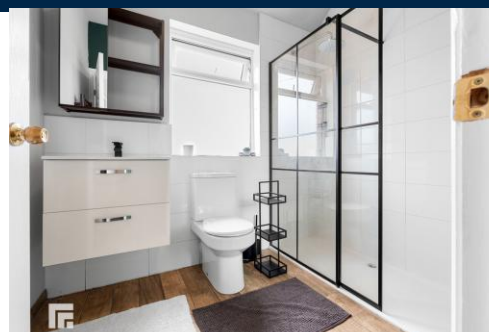
Private rear garden with external lighting. Laid to patio. Fence and wall border. Outside tap. Decking area. Gates leading to rear lane. Door to detached garage with power and lighting. Accessed from the kitchen/breakfast room.

TENURE

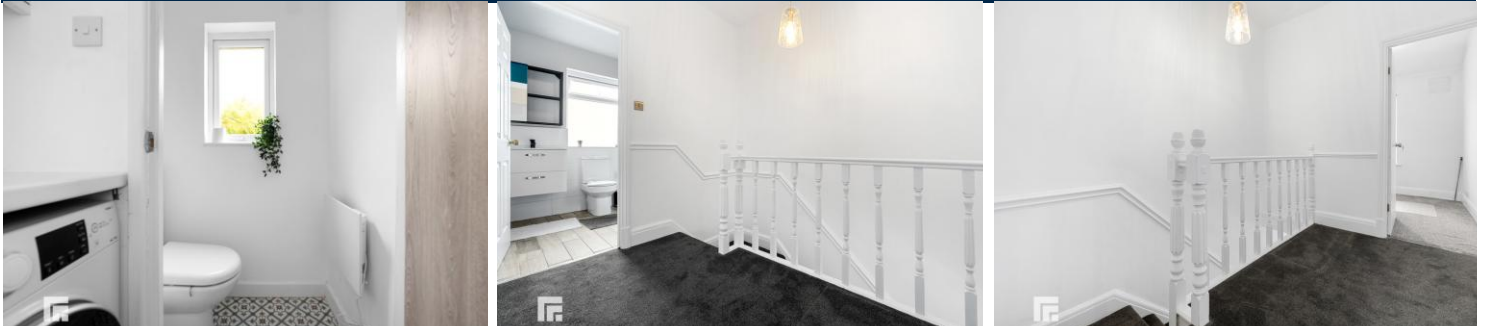
MGY have been advised that the property is FREEHOLD.



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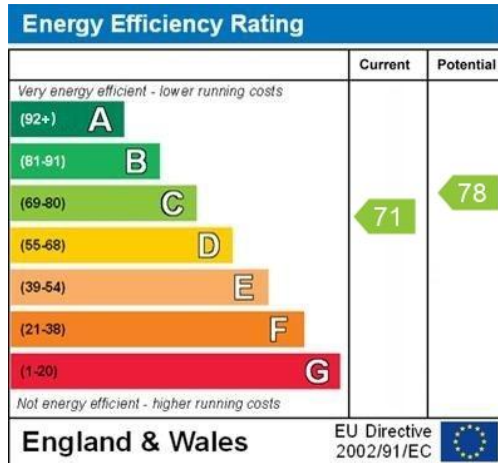
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.
Made with Memphis 12/2023



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