

7 GEORGETOWN
GWAELOD-Y-GARTH
CARDIFF CF15 9HF

ASKING PRICE OF
£294,000



MID TERRACED HOUSE



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TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 814 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CONSERVATORY

11' 10" x 11' 2" (3.63m x 3.41m)

Wooden parquet flooring with surrounding glass windows and roof. Double doors opening into the rear garden.

FIRST FLOOR

LANDING

Approached via quarter turning staircase leading to communal landing, doors to all rooms. Loft access. Radiator.

BEDROOM ONE

14' 5" x 10' 8" (4.41m x 3.27m)

A good sized primary bedroom with two windows overlooking the rear. Wooden beams. Exceptional views. Radiator.

FAMILY BATHROOM

7' 8" x 7' 7" (2.35m x 2.33m)

A white suite comprising of low level wc, vanity wash hand basin with storage below, panelled bath with overhead shower, folding glass screen. Full wall tiling. Storage cupboard housing Worcester boiler. Heated chrome towel rail.

BEDROOM TWO

13' 9"(max) x 7' 10" (4.20m x 2.41m)

A second bedroom with two windows overlooking the front entrance approach. Radiator.

OUTSIDE

REAR GARDEN

Enclosed rear garden. Paved patio with metal balustrade and steps leading down to an extended further area of garden with mature trees and there is a stream to the rear boundary. Mountain View's.

FRONT GARDEN

Gate with steps leading to garden from driveway. Bordered by nature trees. Timber shed.

DRIVEWAY

Parking for two vehicles.



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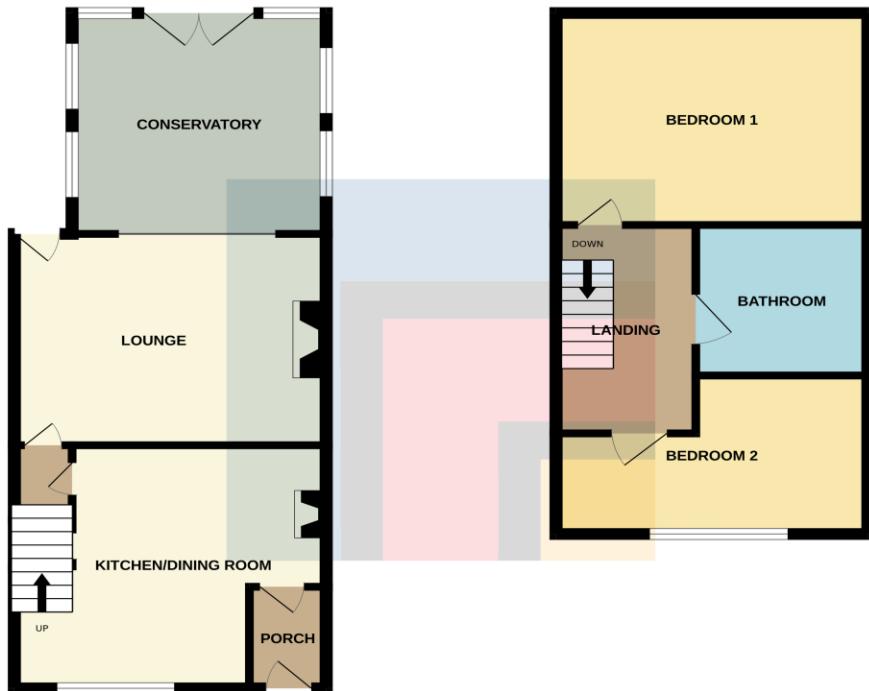
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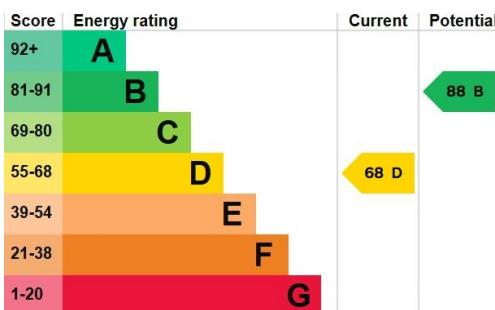
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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan is not to scale. Components shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plans with planning permission



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