



Ferndale Street, £275,000

- NO CHAIN PROPERTY
- Downstairs Shower Room
- Back Lane Access
- Two Reception Rooms
- Perfect Family Home
- EPC Rating: D



3 1 2



About the property

Located in the very sought after area of Grangetown within Cardiff sits this three-bedroom mid-terrace 1900's home that is being sold with NO ONGOING CHAIN! The property is a stone throw from the City's capitals and has all it offers on its doorstep such as local amenities, transport links via Cardiff Central Train Station and local attractions that include St. David's Shopping Centre and Principality Stadium. Internally the property comprises entrance porch, hallway, lounge, downstairs shower room, dining room, kitchen and utility room. To the first floor are three bedrooms and the main bathroom and separate shower room. To the rear of the property is a courtyard low maintenance garden with access to rear lane. Viewings are highly recommended for this property. To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hallway

Lounge

18' 1" max into bay x 10' 8" max (5.51m max into bay x 3.25m max)

Downstairs Shower Room

Living Room

15' 4" x 9' 5" (4.67m x 2.87m)



Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Utility Room

8' 8" x 7' 3" (2.64m x 2.21m)

Landing

Master Bedroom

11' 3" x 14' 4" max (3.43m x 4.37m max)

Bedroom Two

14' 2" max x 9' 4" (4.32m max x 2.84m)

Bedroom Three

11' 10" x 8' 7" max (3.61m x 2.62m max)

Bathroom

Shower Room

Rear Garden

Floorplan



Total floor area 111.8 m² (1,203 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.