



SAPPHIRE STREET
ADAMSDOWN
CARDIFF CF24 1PY

ASKING PRICE OF
£240,000



END TERRACED HOUSE



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TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,184 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CHAIN FREE, THREE BEDROOM, END TERRACED HOUSE MGY are delighted to bring to market this traditional three bedroom, end-terraced house situated on the popular Sapphire Street in Adamsdown. The spacious accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, three bedrooms, loft room and bathroom. The property further benefits from being chain free, has gas central heating and double glazing throughout. *Viewing recommended*

ENTRANCE HALL

Entered via large forecourt and wooden front door. Carpet to floor. Dado rail. Doors to lounge, dining room and kitchen. Power points. Stairs rising to first floor.

LOUNGE

11' 5" x 15' 6" (3.49m x 4.73m)
Laminate flooring. Dado rail. Pendant light fitting with additional wall lighting. Feature fireplace. Power points. Radiator. Double glazed uPVC window to front aspect.

DINING ROOM

11' 4" x 12' 11" (3.47m x 3.94m)
Laminate flooring. Dado rail. Pendant light fitting. Power points. Radiator. TV and telephone point.

KITCHEN

14' 0" x 9' 4" (4.27m x 2.87m)
Modern 'Shaker' style kitchen with a range of wall, base and drawer units with worktops over incorporating four ring hob with extractor above and oven beneath and stainless steel 1.5 sink and drainer with mixer tap over. Tiled splashback. Space and plumbing for washing machine and fridge/freezer. Spotlights. Extractor. Power points. Radiator. Double glazed uPVC window to side aspect and additional double glazed uPVC French doors leading to rear garden.

FIRST FLOOR

Doors to all bedrooms and bathroom. Radiator. Stairs rising to loft room.

MASTER BEDROOM

13' 10" x 11' 5" (4.23m x 3.48m)
Double glazed uPVC windows to front aspect. Spacious double bedroom. Carpeted flooring. Pendant light fitting. Power points. Radiator.

BEDROOM TWO

11' 5" x 13' 4" (3.49m x 4.07m)
Double glazed uPVC windows to rear aspect. Double bedroom. Laminate wood effect flooring. Pendant light fitting. Power points. Radiator.

BEDROOM THREE

6' 11" x 9' 8" (2.12m x 2.97m)
Carpet to floor. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator.

LOFT ROOM

Spacious loft room.

BATHROOM

4' 7" x 6' 4" (1.42m x 1.95m)
Laminate flooring. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with mains powered shower above. Radiator. Pendant light fitting. Obscure double glazed uPVC window. Extractor.

REAR GARDEN

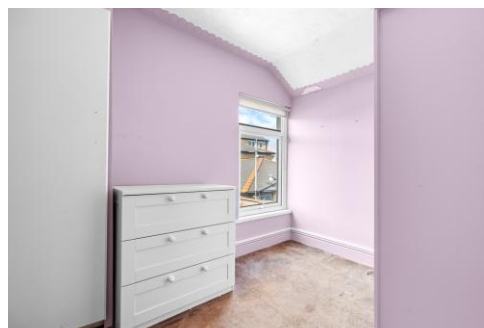
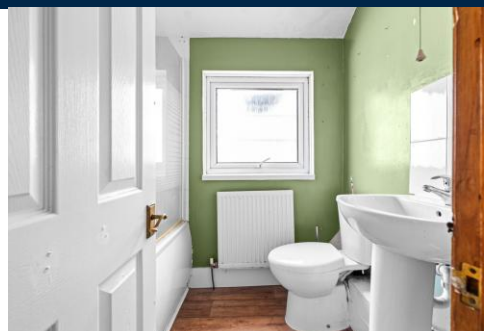
Laid to patio. Fence and wall border. Lawn area. Outside tap. Accessed from the kitchen.

TENURE

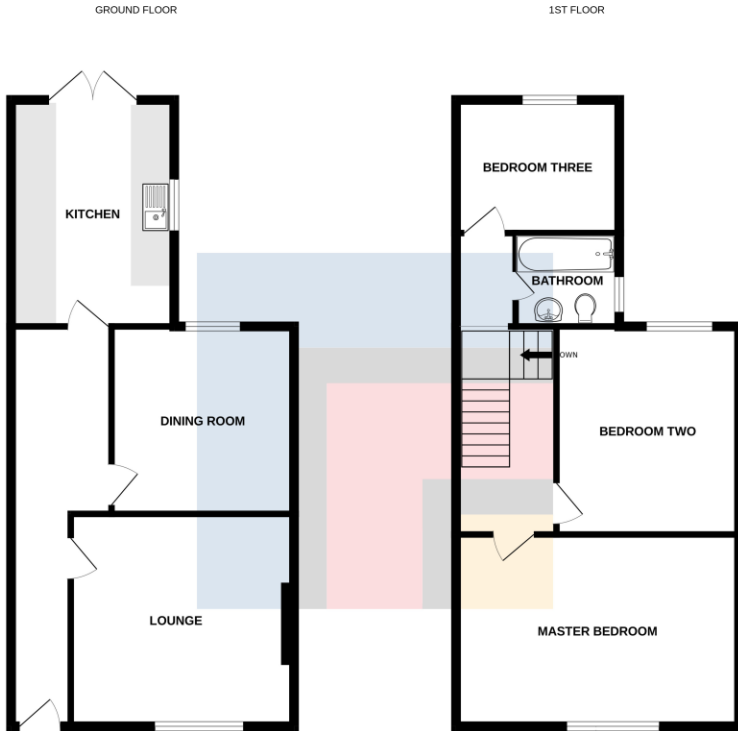
MGY have been advised that the property is FREEHOLD.



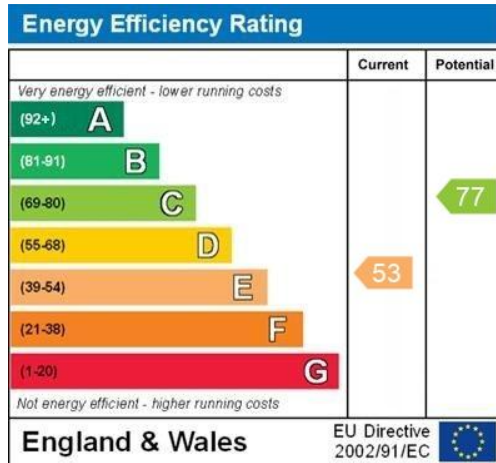
SAPPHIRE STREET, ADAMSDOWN, CARDIFF CF24 1PY



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