



CRADDOCK STREET
RIVERSIDE
CARDIFF CF11 6EY

ASKING PRICE OF
£220,000



MID TERRACED HOUSE



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****TRADITIONAL MID TERRACED HOUSE* NO CHAIN**** MGY are pleased to offer for sale a traditional mid terraced house which has no chain, situated within walking distance of local shops and with easy access to the City Centre. The spacious accommodation briefly comprises entrance hall, lounge, sitting room and separate kitchen. To the first floor there are two double bedrooms and family bathroom. The property further benefits from gas central heating, bay fronted windows and a forecourt. There is also a low maintenance South facing rear garden. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wood frame door with obscure glass panels leading to entrance hallway. Rubber tiled flooring. Coving. Pendant light fitting. Radiator. Doors leading to lounge, sitting room and kitchen. Stairs rising to first floor.

LOUNGE

12' 6" x 11' 4" (3.83m x 3.46m)
Double glazed uPVC bay window to front. Continuation of rubber tiled flooring. Alcoves with fitted cupboards housing meters. Pendant light fitting. Radiator.

SITTING ROOM

11' 5" x 9' 6" (3.48m x 2.91m)
A second reception room with laminate wood effect flooring. Double glazed uPVC window to rear aspect. Pendant light fitting. Alcoves. Radiator.

KITCHEN

12' 5" x 9' 1" (3.81m x 2.79m)
Fitted kitchen with range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Freestanding gas cooker with four ring gas hob. Space for fridge/freezer and washing machine. Wall mounted Baxi boiler. Pendant light fitting. Radiator with cover. Rubber flooring. Double glazed window to side aspect. Door to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Split level. Exposed floorboards. Pendant light fitting. Loft hatch. Doors to all bedrooms and family bathroom.

BEDROOM ONE

15' 3" x 10' 6" (4.66m x 3.22m)
Two double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Alcoves. Radiator.

BEDROOM TWO

11' 7" x 9' 9" (3.55m x 2.98m)
Double glazed uPVC window to rear aspect. Double bedroom. Exposed floorboards. Alcoves. Radiator.

BATHROOM

11' 8" x 9' 3" (3.57m x 2.82m)
Double glazed uPVC window to rear aspect. Panelled bath with hot and cold taps over and tiled splashback. Pedestal wash hand basin with hot and cold taps over. WC. Vinyl flooring. Radiator.

OUTSIDE

Rear - South facing garden with paved and soil areas. Stone wall and fence borders.

TENURE

MGY are advised that the property is FREEHOLD.



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