



GWENDOLINE STREET
SPLOTT
CARDIFF CF24 2AS

ASKING PRICE OF
£205,000



END-TERRACED HOUSE



2



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****TWO BEDROOM, END TERRACED HOUSE* NO CHAIN**** MGY are delighted to bring to market this two bedroom, end terraced house situated on the popular Gwendoline Street, in Splott. The accommodation briefly comprises entrance hall, living room, kitchen, two bedrooms and bathroom. The property further benefits from being chain free, has a private rear garden, gas central heating and double glazing throughout. No chain.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 657 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

GARDEN

Low maintenance rear garden. Artificial grass with brick surround and rear gate. Accessed from the kitchen.

TENURE

MGY have been advised that this property is freehold.

LIVING ROOM

Double glazed uPVC windows to front aspect. Spacious living room. Laminate wood effect flooring. Two wall mounted radiators. Opening to kitchen and door leading to bathroom. Carpeted stairway to first floor.

KITCHEN

Double glazed uPVC windows to rear aspect. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with extractor above and oven beneath. Tiled splashback. Power points. Space for washing machine and fridge/freezer. Wall mounted radiator. Spotlights. uPVC door leading to rear garden.

FIRST FLOOR

Carpeted flooring. Loft access. Doors leading to bedrooms.

MASTER BEDROOM

Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Wall mounted radiator.

BEDROOM TWO

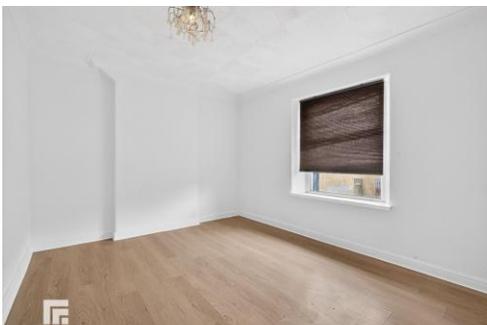
Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator.

BATHROOM

Double glazed uPVC window to rear aspect. Fully tiled walls. Panelled bath with shower over. Pedestal wash hand basin. W.C. Heated towel rail. Built in storage cupboard. Spotlights.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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