



**WEDMORE ROAD
GRANGETOWN
CARDIFF CF11 6SH**

ASKING PRICE OF
£239,950



MID TERRACED HOUSE



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****THREE BEDROOM, MID TERRACED HOUSE**** MGY are delighted to bring to market this three bedroom, mid-terraced house situated closely to the City Centre, in the highly sought after area of Grangetown. The accommodation briefly comprises entrance hallway, open plan lounge/dining room, kitchen, downstairs bathroom, with separate WC. To the first floor are three bedrooms. The property further benefits from having an excellent South West facing rear garden, gas central heating and double glazing throughout.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 872 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via composite front door. LVT flooring. Pendant light fitting. Radiator. Door to lounge and stairs rising to first floor.

LOUNGE/DINER

21' 5" x 11' 4" (6.54m x 3.46m)
Double glazed uPVC windows to front and rear aspects. Pendant light fittings. Alcoves with fitted cupboard and fixed shelving. LVT flooring. Fitted understairs storage cupboard. Space for dining. Coving. Radiators.

KITCHEN

10' 0" x 9' 3" (3.06m x 2.82m)
Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and Bosch oven beneath and stainless steel sink and drainer with mixer tap over. Tiled splashback. Pendant light fitting. Vertical radiator. Space for appliances such as fridge/freezer, plus integrated dishwasher and washing machine. Double glazed uPVC windows to side aspect. Wall mounted Worcester boiler. Door leading to downstairs bathroom and double glazed uPVC door leading to rear garden.

DOWNSTAIRS BATHROOM

10' 0" x 5' 3" (3.07m x 1.62m)
White three-piece-suite comprising pedestal wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above with tiled splashback. Tiled flooring. Pendant light fitting. Extractor. Double glazed obscure uPVC window to rear aspect. Coving. Radiator.

WC

2' 7" x 6' 6" (0.79m x 1.99m)
WC. Tiled flooring. Double glazed uPVC obscure window to side. Coving. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Doors to all bedrooms. Carpeted flooring. Pendant light fitting. Loft hatch.

BEDROOM ONE

14' 0" x 9' 7" (4.28m x 2.94m)
Double glazed uPVC windows to front aspect. Double bedroom. Pendant light fitting. Alcoves with fixed shelving. Carpeted flooring. Radiator.

BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.69m)
Double glazed uPVC window to rear aspect. Double bedroom. Pendant light fitting. Alcoves with fixed shelving. Carpeted flooring. Radiator.

BEDROOM THREE

10' 4" x 9' 5" (3.15m x 2.88m)
Double glazed uPVC window to rear aspect. Pendant light fitting. Fixed shelving. Carpeted flooring. Radiator.

OUTSIDE

Excellent landscaped South West facing rear garden. Laid to lawn and partly decked areas. Flower beds. Fence and brick wall borders. Shed.

TENURE

MGY are advised that the property is FREEHOLD.



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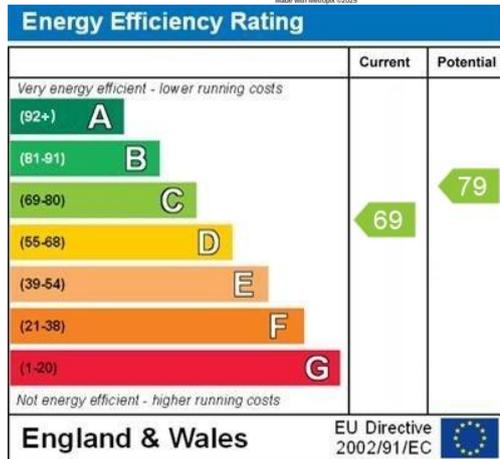
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GROUND FLOOR

1ST FLOOR



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