

Stafford Road, Grangetown, Cardiff, CF11 6SU.



PRICE: £185,000 Freehold

- Traditional two bedroom terraced house
- Gas central heating
- Double glazing
- Popular location
- Ideal first time purchase
- EPC Rating - D

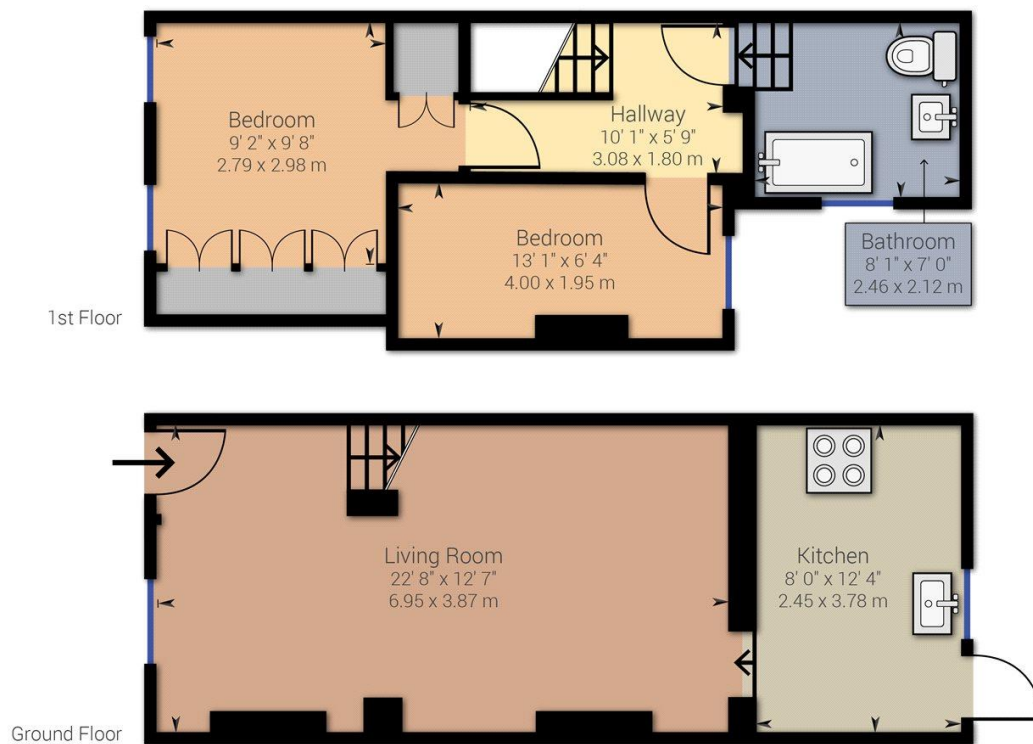


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A two bedroom, traditional mid terraced house, in this popular area. The accommodation comprising: open plan living/dining room and kitchen on the ground floor and there are two bedrooms and bathroom on the first floor. The property benefits from gas central heating, double glazing and rear garden. Ideal first time purchase. The traditional period terraced houses of Grangetown are increasing popular and in high demand due to their location. They are most conveniently placed for walking access to the newly developing central hub of Cardiff that is Central Square which provides the Central train station, bus station (under construction), also the Head Quarters of the BBC and HMRC offices. In Grangetown there are a variety of coffee shops and cafes and the area is well provided for by public transport. The Taff Trail is easily accessible and the popular Riverside Market takes place every Sunday. Also within easy access of Pontcanna with its variety of bars, shops and restaurants, the Canton Shopping Centre and Cardiff Bay.

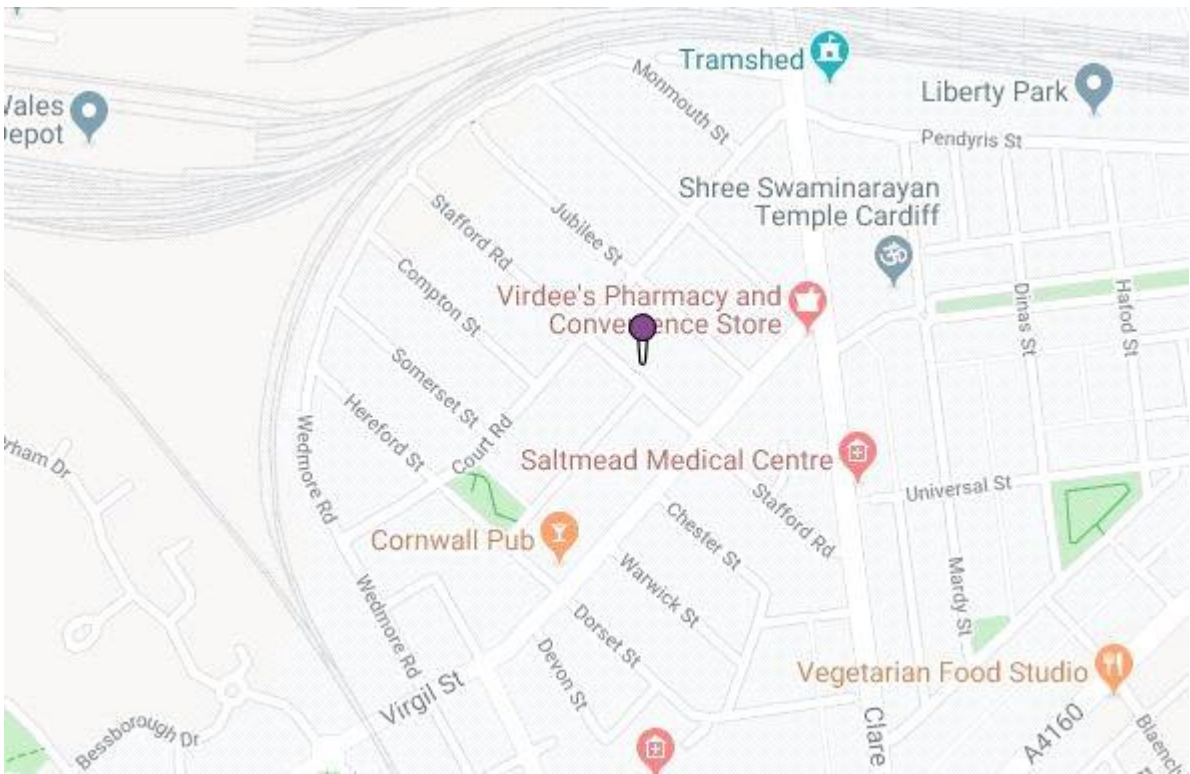


Approximate net internal area: 675.18 ft² / 62.72 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Ground Floor:

Living/Dining Room: 22'8" x 12'7" (6.9m x 3.84m). Open plan with fitted carpet, stairs to the first floor and upvc double glazed window to the front. Archway to:

Kitchen: 8' x 12'4" (2.44m x 3.76m). With a range of wall and floor level units, built in oven, hob, extractor, space for washing machine, 1 1/2 bowl sink and drainer, upvc double glazed window to the rear and half glazed door to the rear garden.

First Floor:

Landing: With fitted carpet and built in cupboard. Doors to:

Bedroom One: 9'2" x 9'8" (2.8m x 2.95m). With fitted carpet, built in wardrobe and 2 upvc double glazed windows to the front.

Bedroom Two: 13'1" x 6'4" (4m x 1.93m). With fitted carpet and upvc double glazed window to the rear.

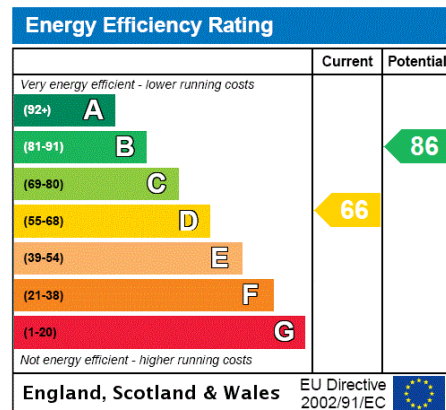
Bathroom with wc: 8'1" x 7' (2.46m x 2.13m). With tiled floor and suite comprising: panelled bath, wash hand basin and wc. Cupboard housing central heating boiler and obscure upvc double glazed window to the side.

Outside:

Rear Garden: Enclosed low maintenance garden with 2 storage sheds.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.



Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

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