



## 271 Railway Street, Cardiff

£230,000 Freehold

**\*\*BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE\* NO CHAIN\*\*** MGY are delighted to bring to market this modern three bedroom, mid-terraced...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## **ENTRANCE HALL**

Entered via blue composite door with glass panels leading to entrance hallway. Wood flooring. Pendant light fitting. Radiator. Doors leading to lounge/diner. Stairs rising to first floor.

## **LOUNGE/DINING ROOM**

Dimensions: 21' 2" x 10' 9" (6.47m x 3.29m). Double glazed uPVC windows to front and rear aspect with fitted blinds. Wood flooring. Pendant light fittings. Coving and dado rail. Radiator. Alcoves with fixed shelving and one with fitted cupboard.

## **KITCHEN**

Dimensions: 9' 10" x 7' 10" (3.01m x 2.41m). A range of modern wall, base and drawer units with worktops over incorporating inset stainless steel sink and drainer with mixer tap over. Ample storage. Vinyl cushioned wood effect flooring. Tiled splashback and coving to ceiling. Pendant light fitting. Integrated electric oven with four ring gas hob and extractor above. Integrated dishwasher and space for fridge/freezer and washing machine. Double glazed uPVC window to rear aspect. Door leading to rear garden.

## **FIRST FLOOR**

### **FIRST FLOOR LANDING**

Carpeted stairs and landing. Split level. Spotlights. Doors to all bedrooms and family bathroom. Stairs rising to second floor.

### **BEDROOM ONE**

Dimensions: 14' 3" x 9' 7" (4.36m x 2.94m). Double glazed uPVC windows to front aspect with fitted blinds. Double bedroom. Wood block flooring. Alcoves. Pendant light fitting. Radiator.

### **BEDROOM TWO**

Dimensions: 11' 6" x 8' 8" (3.53m x 2.66m). Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves and decorative shelf below ceiling coving. Pendant light fitting. Radiator.

## **BATHROOM**

Dimensions: 9' 0" x 7' 10" (2.75m x 2.41m). Modern bathroom, with white suite comprising: Panelled jacuzzi bath with mains powered shower and glass shower screen, pedestal wash hand basin with mixer tap and vanity wall mounted cupboard over. WC. Partly tiled walls. Laminate flooring. Double glazed obscure uPVC window to rear aspect.

## **SECOND FLOOR**

### **BEDROOM THREE**

Dimensions: 14' 3" x 11' 2" (4.36m x 3.41m). Velux windows. Double bedroom with restricted headroom. Carpeted flooring. Exposed brick chimney breast. Pendant light fitting. Under eave storage. Radiator.

## **OUTSIDE**

Rear - Landscaped rear garden. With raised patio and laid to lawn with paved areas. Stone wall borders. Outside tap.

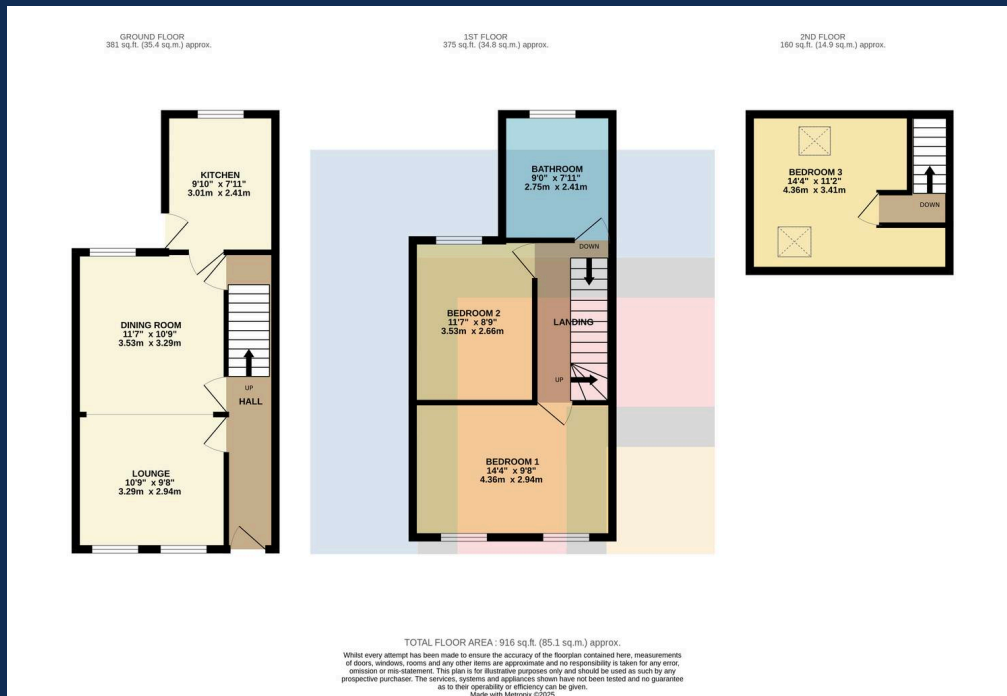
## **BASEMENT**

Large basement.

## **TENURE**

MGY have been advised that the property is FREEHOLD.





**CARDIFF 029 2046 5466**

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