

48 Hunter Street, Cardiff

£300,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

LOCATION

The property is situated on a quiet street, within walking distance of Mermaid Quay and its popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

13' 6" x 2' 11" (4.11m x 0.89m)

Entered via private forecourt and composite door, with glass panels. LVT flooring and original tiling to walls. Spacious entrance hall. Wall mounted radiator. Doors leading to living room. Stairs leading to first floor.

LIVING ROOM

24' 8" x 10' 3" (7.51m x 3.13m)

Double glazed uPVC bay windows to front aspect. Fantastic living space. LVT flooring. Exposed brick feature wall with inset shelving. TV Aerial point. Telephone point. Two wall mounted radiators. Fire place. Coving to ceiling.

KITCHEN/DINER

21' 9" x 8' 8" (6.62m x 2.63m)

Large open plan kitchen/diner. Double glazed uPVC windows to side aspect. Modern kitchen with fitted wall and base units and work surfaces incorporating stainless steel sink with drainer. Integrated oven and five ring gas hob, with stainless steel extractor hood over and splash back. Ample storage. Integrated BOSCH dishwasher. Space for fridge freezer and washing machine. Wall mounted Combi-boiler. Large understairs storage space. Open plan kitchen to extended dining area. Spotlights. Double glazed uPVC French doors leading to low maintenance rear garden. Additional double glazed uPVC door to side aspect.

FIRST FLOOR

Laminate wood effect flooring. Wall mounted radiator. Smoke alarm. Doors leading to master bedroom, bedroom three and both shower rooms.

MASTER BEDROOM

13' 1" x 10' 6" (3.98m x 3.20m)

Large double bedroom. Double glazed uPVC windows to front aspect. Laminate wood effect flooring. Coving to ceiling. Smoke alarm. Spotlights.

SHOWER ROOM

7' 9" x 7' 6" (2.35m x 2.29m)

Obscure double glazed uPVC windows to rear aspect. Laminate wood effect flooring. Wall mounted wash

BEDROOM THREE

9' 8" x 8' 4" (2.95m x 2.53m)

Large double glazed uPVC window to rear aspect. Inset shelving. Laminate wood effect flooring. Wall mounted radiator. Smoke alarm.

SHOWER ROOM TWO

7' 9" x 5' 11" (2.35m x 1.81m)

Laminate wood effect flooring. Part tiled walls. Pedestal wash hand basin with dual tap and mirror over. Shower cubicle. W.C. Heated towel rail.

SECOND FLOOR

Double glazed uPVC window to rear aspect. Laminate wood effect flooring. Smoke alarm. Door leading to second bedroom.

BEDROOM TWO

16' 4" x 10' 11" (4.98m x 3.33m)

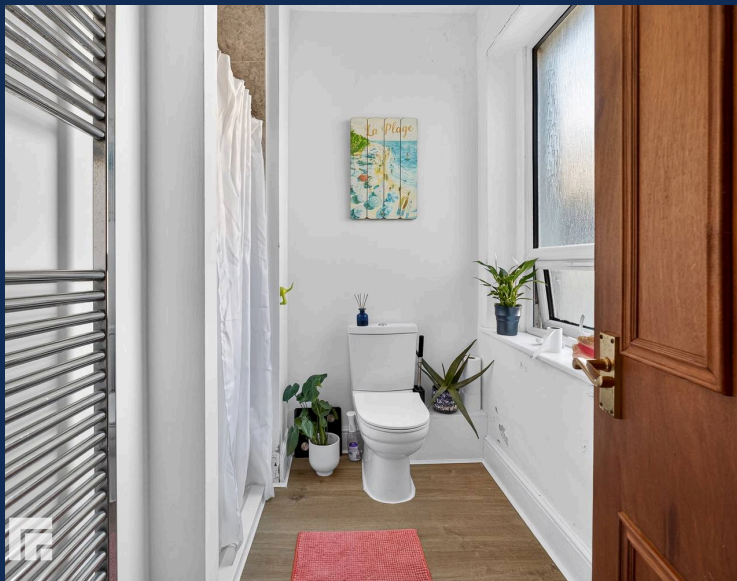
Spacious second double bedroom. Double glazed uPVC French doors to rear aspect and additional Skylight. Ample natural daylight. Two wall mounted radiators. Built in storage cupboard and eaves storage. Laminate wood effect flooring. Spotlights.

REAR GARDEN

Low maintenance rear garden, with afternoon to evening sun. Artificial grass and paving, with brick and fence surround. Outside tap. Accessed from the kitchen/diner. External lighting.

TENURE

MGY are advised that the property is freehold.





CARDIFF 029 2046 5466

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