



## 33 Gwendoline Street, Cardiff

£199,950 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

**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.

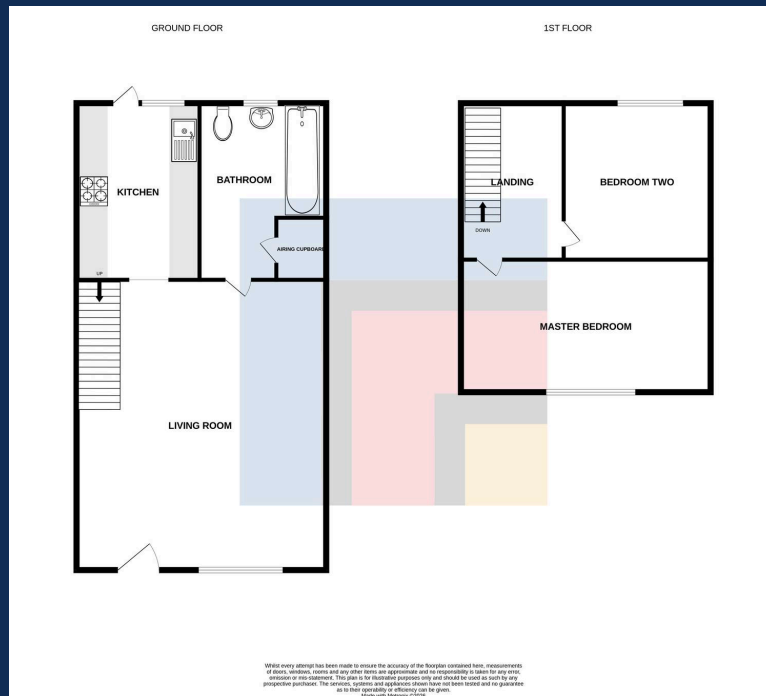
**GARDEN**

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.





**CARDIFF** 029 2046 5466

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



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