



30 Chester Street, Cardiff

£250,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

LOCATION

The property is situated in a fantastic location and is a short walk to Cardiff's vibrant City Centre with numerous coffee shops, restaurants, bars, St David's shopping Centres, The Millennium Stadium and Cardiff Castle. Cardiff Central train station and Grangetown train station are also within walking distance, with additional transport links close by, leading to the M4, Cardiff Bay and the City Centre.

ENTRANCE

Entered via uPVC front door with obscure glass panel, leading to entrance porch. Tiled flooring. Wooden panelled feature wall. Door leading to living room.

LOUNGE/DINER

20' 10" x 11' 11" (6.35m x 3.63m)

Fantastic open plan living space. Double glazed uPVC windows to front aspect. Solid wood flooring. Two wall mounted radiators. Built in storage cupboards. Working fireplace. Stairs leading to first floor. Spacious open plan area.

KITCHEN

11' 0" x 8' 9" (3.35m x 2.66m)

Open plan kitchen. Modern fitted wall and base units with work surfaces incorporating composite sink. Ample storage. Double glazed uPVC windows to rear aspect. Ample natural daylight. Tiled flooring. Vertical wall mounted radiator. Part tiled walls. Integrated dishwasher, washing machine and fridge freezer. Built in hot point oven and four ring electric induction hob. Extractor hood over. Spotlights. Double glazed uPVC door leading to south facing rear garden.

FIRST FLOOR

Carpeted flooring. Access to insulated and partly boarded loft space. Doors leading to bedrooms and shower room.

MASTER BEDROOM

11' 11" x 9' 3" (3.62m x 2.82m)

Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted radiator. Built in wardrobe.

BEDROOM TWO

8' 11" x 8' 8" (2.71m x 2.65m)

Second double bedroom. Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted radiator.

SHOWER ROOM

7' 10" x 4' 10" (2.39m x 1.47m)

Modern upgraded shower room. Obscure double glazed uPVC windows to rear aspect Tiled flooring. Fully tiled walls. Large shower cubicle with rainfall shower, additional shower attachment and inset storage. Vanity enclosed wash hand basin. W.C. Wooden panelled feature wall. Shaver point. Extractor. Wall mounted mirror with lighting. Heated towel rail.

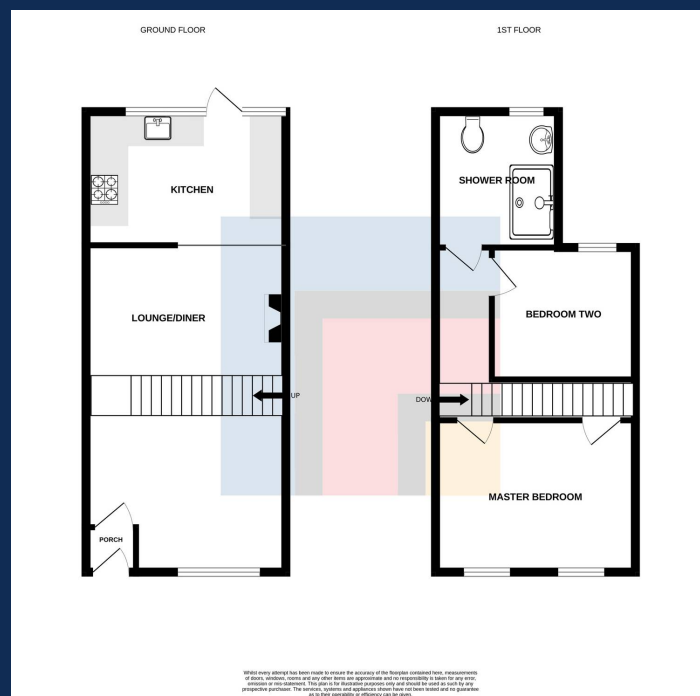
GARDEN

South facing rear garden. Low maintenance, with decked seating area. Ample sun. Additional paving and lawn area. Brick and fence surround. Outhouse. External lighting. Outside tap. Accessed from the kitchen.

TENURE

MGY have been advised that the property is freehold.





CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
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