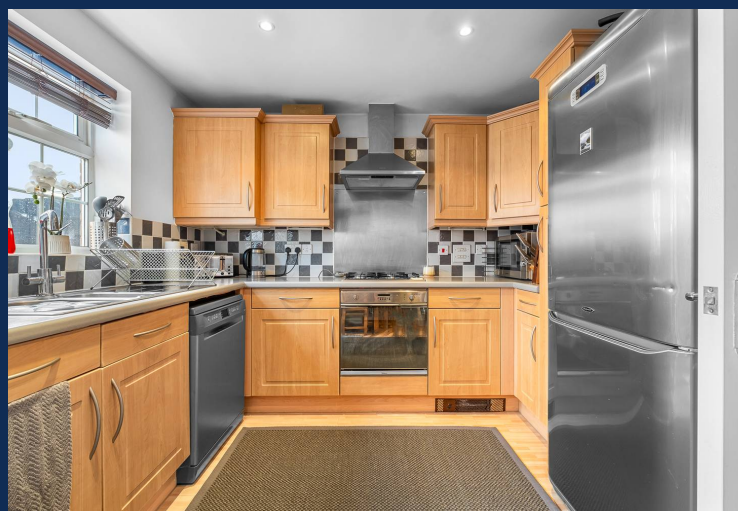
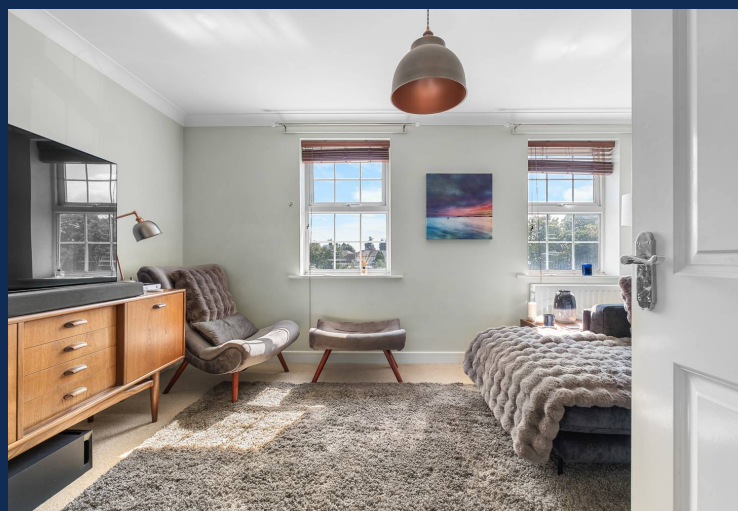




9 Hart Place, Cardiff

£325,000 Freehold

****IMMACULATELY PRESENTED MID-TERRACED HOUSE WITH GARAGE**** MGY are pleased to present for sale, a superb four bedroom Mid-Terraced House, in the pop...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

LOCATION

Windsor Village is a quiet development situated in Pengam Green, with Tesco Extra and the Four Elms Medical Centre close by. It has excellent transport links to the City Centre, Cardiff Bay, the A470 and M4. The property is also within close proximity to Newport Road Retail Park and a variety of supermarkets, restaurants, fast food and coffee shops, including Starbucks and Costa.

FRONT

Laid to lawn with paved pathway, leading to front door. External lighting.

ENTRANCE HALL

Entered via wooden front door. Carpeted flooring. Radiator. Coving. Pendant light fitting. Doors to dining room, kitchen, downstairs WC and stairs leading to first floor.

KITCHEN

Dimensions: 10' 3" x 14' 2" (3.14m x 4.32m). Double glazed uPVC window with fitted blinds and double doors leading to private rear garden. Vinyl flooring. Part tiled walls. Fitted base and wall mounted units. Work surfaces incorporating double stainless steel sink and drainer with mixer tap over. Integrated oven and Smeg four ring gas hob, with stainless steel extractor hood over. Tiled splashback. Space and plumbing for washing machine, dishwasher and fridge freezer. Radiator. Spotlights.

DINING ROOM

Dimensions: 9' 9" x 10' 2" (2.98m x 3.10m). Double glazed uPVC window to front aspect with fitted blinds. Carpeted flooring. Coving. Radiator.

DOWNSTAIRS WC

Dimensions: 8' 7" x 5' 6" (2.64m x 1.70m). WC. Pedestal wash hand basin with mixer tap and tiled splashback. New vinyl flooring. Pendant light fitting. Extractor. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring. Radiator. Doors leading to lounge and master bedroom. Carpeted stairway, leading to second floor.

LOUNGE

Dimensions: 11' 9" x 14' 2" (3.60max x 4.34m). Two double glazed uPVC windows to front aspect with fitted blinds. Carpeted flooring. Coving. Pendant light fitting. Radiator. TV Aerial point. Telephone point.

SECOND FLOOR

SECOND FLOOR LANDING

Carpeted flooring. Doors leading to three bedrooms, storage cupboard housing hot water tank and bathroom. Access to loft hatch with fitted ladder. Insulated and partly boarded loft space with lighting.

BEDROOM TWO

Dimensions: 10' 1" x 14' 2" (3.08m x 4.33m). Two double glazed uPVC windows to front aspect. Double bedroom. Fitted wardrobes across one wall. Carpeted flooring. Pendant light fitting. Radiator.

BEDROOM THREE

Dimensions: 9' 8" x 6' 9" (2.97m x 2.08m). Double glazed uPVC window to rear aspect. Radiator. Pendant light fitting. Carpeted flooring.

BEDROOM FOUR

Dimensions: 7' 1" x 10' 0" (2.16m x 3.05m). Double glazed uPVC window to rear aspect. Radiator. Pendant light fitting. Carpeted flooring.

BATHROOM

Dimensions: 7' 6" x 5' 5" (2.29m x 1.67m). Fitted bathroom. Vinyl flooring. Partly tiled walls. Panelled bath, with electric shower over. Pedestal wash hand basin with mixer tap and wall mounted mirror above. W.C. Radiator. Extractor fan.

GARDEN

Excellent rear garden, with ample sun. Part decked and shingled areas with rear gate access. Outside tap and lighting. Fenced borders. Accessed from the kitchen.

GARAGE

Large single garage with lighting and driveway.

COMMUNAL GARDENS

Windsor Village benefits from large communal gardens. Laid to lawn with communal park, seating, paved pathway and street lighting.

TENURE

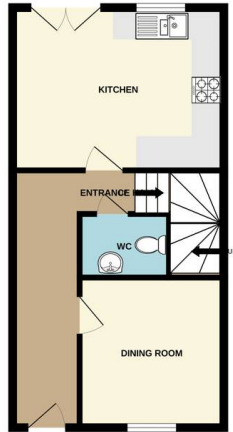
MGY have been advised that the property is FREEHOLD. There is an estate management fee of £410 per annum, which includes the upkeep of all communal areas/communal gardens.

AML

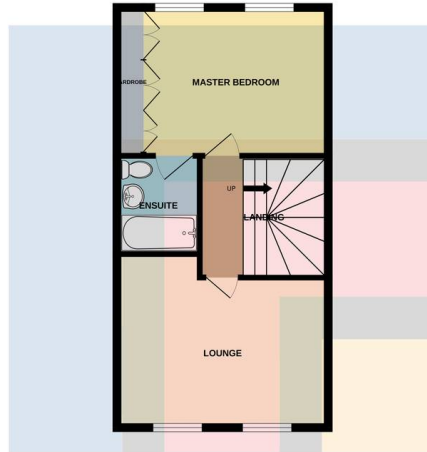
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on



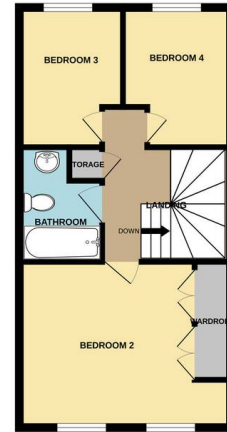
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CARDIFF 029 2046 5466

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



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