



**Machen Street,
Cardiff CF11 6NT**

- EPC Rating: D
- Mid Terrace House
- Two Bedrooms
- First Floor Bathroom
- UPVC D/G & G.C.H



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2





About The Property

A mid terrace house located on a cul de sac location in Grangetown. Comprising of an entrance hallway, lounge, dining room, kitchen, landing, first floor bathroom and two bedrooms with a walk in wardrobe to master. Benefits include UPVC double glazing, gas fired central heating and rear garden.

Accommodation

Entered

Via a UPVC double glazed entrance door with fan over.

Hallway

Doors leading into lounge & dining room. Stairs rising to first floor. Laminate flooring. Power points. Temperature heating control. Door to:

Lounge

10' x 11' 3" (3.05m x 3.43m)
UPVC double glazed window to front. Radiator. Telephone point. Cupboard housing electric meter. Power points.

Dining Room

12' x 12' (3.66m x 3.66m)
UPVC double glazed window to rear . Laminate floor, Radiator. Power points. Door to under stair storage. Door to:

Kitchen

7' 2" x 7' 1" (2.18m x 2.16m)
Fitted with a range of base units with contrasting work tops.

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Bedroom One

11' max x 8' 4" max (3.35m max x 2.54m max)
UPVC double glazed window to front. Laminate floor,
Radiator. Power points. Archway into walk in wardrobe.

Bedroom Two

11' max x 6' max (3.35m max x 1.83m max)
UPVC double glazed window to front. Radiator. Power
points.

Bathroom

Fitted with a three piece suite comprising of a panel bath
with shower attachment. Pedestal wash hand basin. Low
level W.C. Ceramic tiled splash backs. Wall mounted gas
fired boiler. UPVC obscure double glazed window to rear.

Garden

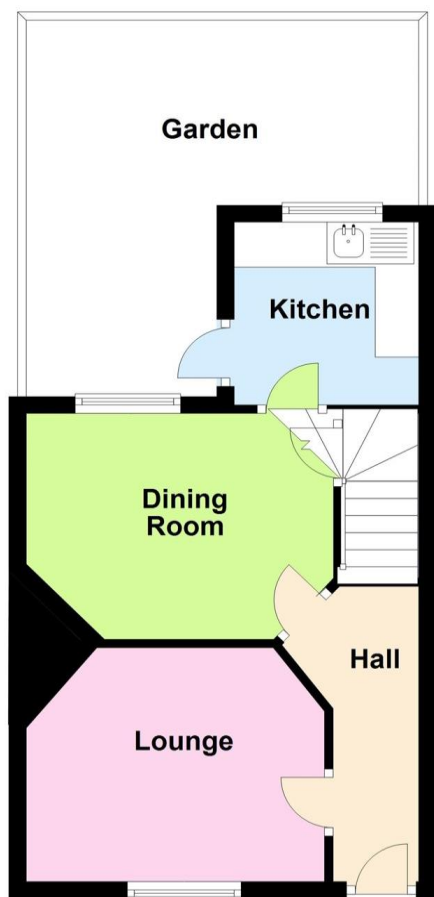
An enclosed rear garden with paved patio and raised
wooden decked area. Brick walled boundaries. Outside
water tap.

Stainless steel sink and drainer. Gas point for cooker.
Radiator. Power points. UPVC double glazed window to
rear. UPVC double glazed door opens to rear garden.

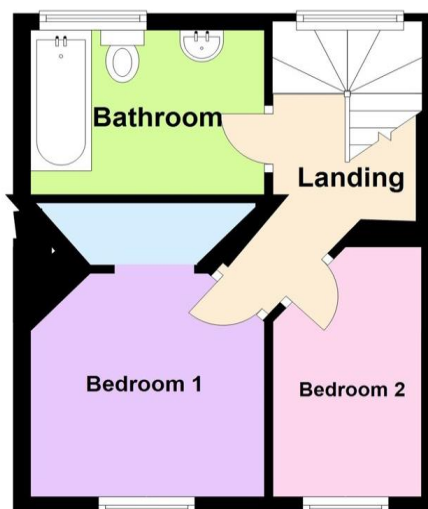
Landing

Doors open to all bedrooms and bathroom. UPVC double
glazed window to rear. Loft access hatch. Door to:

Ground Floor



First Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.