



8 Stafford Road, Cardiff

£220,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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.

FRONT

Secure gated access, leading to low maintenance garden and front door. External lighting.

ENTRANCE HALL

Entered via uPVC front door with obscure glass panels, leading to entrance porch. Doors leading to living room and dining room. Stairway, leading to first floor.

LIVING ROOM

12' 10" x 12' 2" (3.90m x 3.70m)

Large double glazed uPVC windows to front and side aspect. Ample natural daylight. Fireplace. Wooden flooring. Coving to ceiling. Wall mounted radiator. Inset storage area. Door leading to kitchen.

DINING ROOM

12' 2" x 9' 2" (3.70m x 2.80m)

Large double glazed uPVC windows to front and side aspect. Feature fireplace. Wooden flooring. Coving to ceiling. Wall mounted radiator.

KITCHEN

8' 2" x 6' 11" (2.50m x 2.10m)

Separate kitchen. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Double glazed uPVC window to front aspect. Tiled flooring. Wall mounted radiator. Part tiled walls. Space for washing machine and fridge freezer. Built in oven and four ring electric hob, with extractor hood over. Double glazed uPVC door leading to large south-east facing garden.

FIRST FLOOR

Carpeted flooring. Wall mounted radiator. Access to insulated and partially boarded loft space, with fitted ladder. Doors leading to bedrooms and bathroom.

MASTER BEDROOM

12' 6" x 9' 2" (3.80m x 2.80m)

Spacious master bedroom. Large double glazed uPVC windows to front and side aspect. Feature fireplace. Wooden flooring. Coving to ceiling. Wall mounted radiator.

BEDROOM TWO

10' 2" x 7' 10" (3.10m x 2.40m)

Second double bedroom. Large double glazed uPVC windows to front and side aspect. Carpeted flooring. Coving to ceiling. Built in storage cupboard. Wall mounted radiator.

BATHROOM

16' 1" x 7' 3" (4.90m x 2.20m)

Modern bathroom with white three-piece-suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and W.C. Tiled Flooring. Part tiled walls. Large wall mounted radiator. Obscure double glazed uPVC window to front aspect.

TENURE

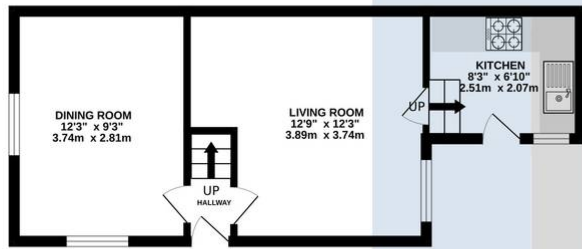
MGY have been advised that this property is freehold.

AML

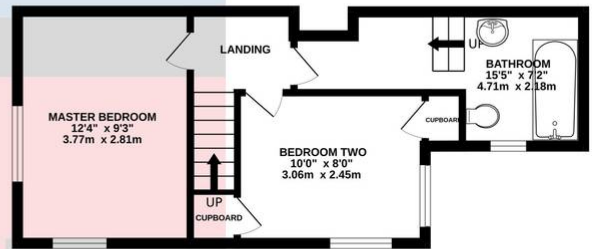
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GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.

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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