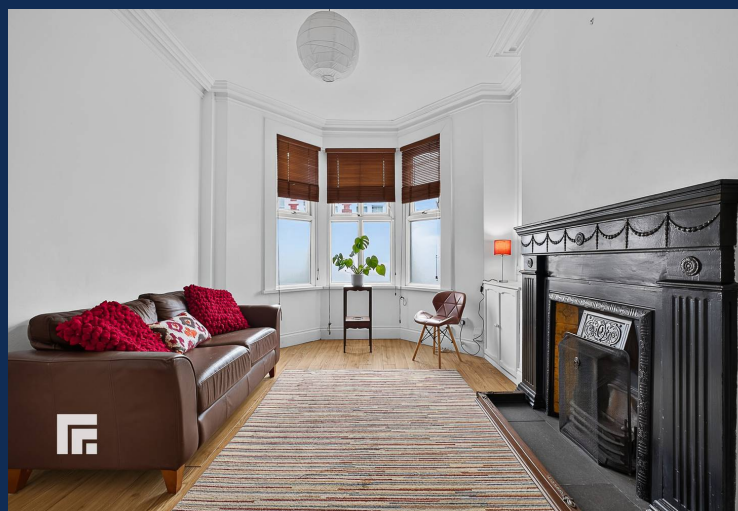




5 Cymmer Street, Cardiff

£325,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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 HALL

Entered via front door leading from private gated forecourt. Original tiled flooring. Wall mounted radiator. Power points. Pendant light fitting. Doors to lounge and dining room. Carpeted stairs leading to first floor.

LIVING ROOM

26' 5" x 11' 2" (8.04m x 3.41m)

Fantastic living space. Laminate wood effect flooring. Pendant light fitting. Original working fireplace. Double glazed uPVC bay windows to front aspect. TV point. Wall mounted radiators. Obscure double glazed uPVC door leading to rear garden.

DINING ROOM

10' 1" x 16' 6" (3.08m x 5.03m)

Spacious dining room. Tile effect flooring. Double glazed uPVC window to side aspect. Power points. Spotlights. Wall mounted radiator. Double oven with 4 ring hob. Door to kitchen.

KITCHEN

10' 3" x 7' 9" (3.12m x 2.37m)

Double glazed uPVC window to side and rear aspect. Tile effect flooring. Partially tiled walls. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel inset sink and drainer with hot and cold taps over. Power points. Space for washing machine and fridge/freezer. Wall mounted Combi-boiler. Door leading to rear garden.

FIRST FLOOR

Spacious landing. Carpet to floor. Pendant light fitting. Doors to three bedrooms, bathroom and W.C. Stairs rising to second floor.

MASTER BEDROOM

11' 9" x 12' 10" (3.59m x 3.92m)

Original wood flooring. Double glazed uPVC windows to front aspect. Ample natural daylight. Power points. Pendant light fitting. Large built in wardrobes with sliding mirrored doors. Wall mounted radiator.

BEDROOM TWO

11' 7" x 9' 2" (3.54m x 2.79m)

BEDROOM THREE

11' 0" x 7' 2" (3.35m x 2.19m)

Carpet to floor. Double glazed uPVC window to side aspect. Double bedroom. Pendant light fitting. Power points. Wall mounted radiator.

W.C

2' 11" x 4' 3" (0.88m x 1.30m)

Double glazed obscured uPVC window to side aspect. W.C. Part tiled walls. Pendant light fitting.

BATHROOM

10' 2" x 6' 0" (3.11m x 1.84m)

Tile effect flooring. Tiled walls. Panelled bath with hot and cold tap over and electric shower above. Vanity enclosed wash hand basin with mixer tap over. Double glazed obscured uPVC window to rear aspect. Pendant light fitting. Extractor.

SECOND FLOOR

Carpeted flooring. Door leading to bedroom four.

BEDROOM FOUR

11' 0" x 7' 2" (3.35m x 2.19m)

Beautifully presented double bedroom. Laminate wood effect flooring. Double glazed uPVC skylights. Power points. Wall mounted radiator. Eaves storage. Spotlights.

REAR GARDEN

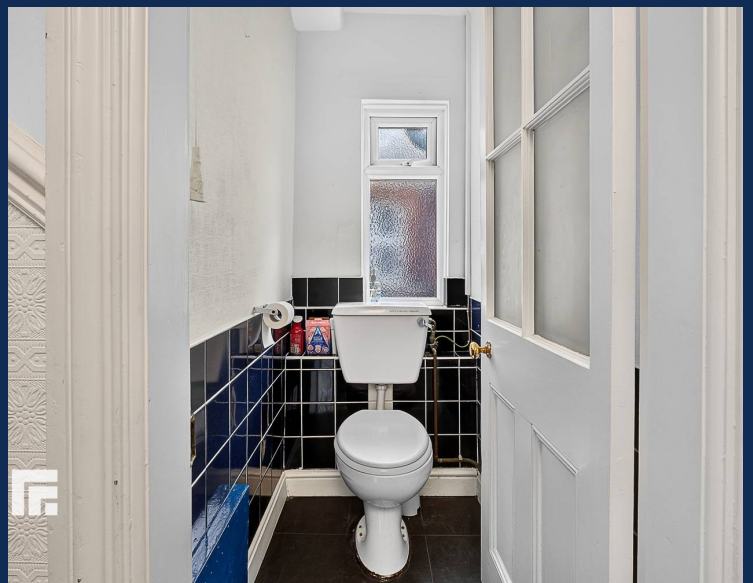
Low maintenance rear garden. Laid to lawn with patio area for seating. Wall border. Outside tap. Accessed from the kitchen. Gate leading to rear lane. Outhouse.

TENURE

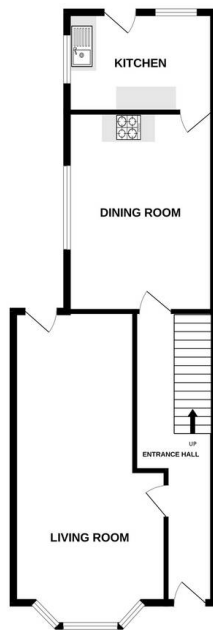
MGY have been advised that the property is FREEHOLD.

AML

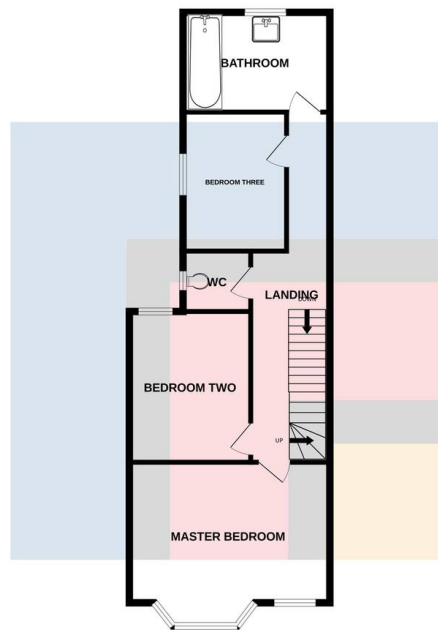
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE



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