





137 Corporation Road, Cardiff

£350,000 Freehold

BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE* NO CHAIN MGY are delighted to bring to market this bright and spacious, bay fronted, three bedroom, mid-terraced house situated on the much favoured Corporation Road in Grangetown.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

PORCH
Entered via front door leading from private front courtyard with wrought iron gate. Tiled flooring. Additional door leading to spacious entrance hallway.

ENTRANCE HALL
Original tiled flooring. Pendant light fitting. Dado rail. Radiator. Doors to lounge and kitchen/breakfast room. Carpeted stairs rising to first floor.

LOUNGE
Dimensions: 14' 6" x 14' 0" (04.42m x 4.28m) (into bay). Parquet flooring. Double glazed bay windows with fitted blinds to front aspect. Pendant light fitting. Power points. TV and telephone point. Feature fireplace. Two alcoves with fitted shelving/cupboards. Radiator.

KITCHEN/BREAKFAST ROOM
Dimensions: 20' 8" x 15' 1" (6.32m x 4.61m). Herringbone style laminate flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring Neff induction hob with extractor above and inset sink with mixer tap over. Ample storage. Integrated appliances such as Miele dishwasher, fridge/freezer, Neff oven and microwave, Central island with space for stool seating and drawers beneath. Smeg ceiling extractor. Power points. Space for sofa seating. Vertical radiator. TV point. Ample natural daylight. Two sets of double glazed uPVC French doors providing access to low maintenance rear garden. Opening to :-

UTILITY ROOM
Dimensions: 4' 9" x 6' 6" (1.46m x 2.00m). Tiled flooring. Double glazed uPVC window to side aspect. Pendant light fitting. Base units with worktop over incorporating stainless steel sink and drainer with mixer tap over. Washing machine/Dryer. Power points. Radiator. Door leading to :-

WC
Dimensions: 4' 10" x 2' 6" (1.48m x 0.77m). Continuation of tiled flooring. Obscure double glazed uPVC window to rear aspect. Wall mounted electric heater. Pendant light fitting. WC with wash hand basin above and mixer tap over.

FIRST FLOOR
Carpet to stairs and landing. Pendant light fitting. Access to large loft hatch with fitted ladder. Boarded and insulated loft space with lighting and skylight. Doors leading to three bedrooms and shower room.

MASTER BEDROOM
Dimensions: 12' 7" x 12' 9" (3.85m x 3.89m). Carpet to floor. Pendant light fitting with additional wall light. Radiator. Three double glazed uPVC windows with fitted blinds to front aspect. Power points. Two alcoves.

BEDROOM TWO
Dimensions: 12' 3" x 11' 5" (3.74m x 3.49m). Carpet to floor. Pendant light fitting. Fitted wardrobes and dressing table. Power points. Radiator. Double glazed uPVC window to rear aspect.

BEDROOM THREE
Dimensions: 7' 11" x 9' 7" (2.43m x 2.93m). Carpet to floor. Double glazed uPVC window to front aspect with fitted blinds. Power points. Pendant light fitting. Radiator.

SHOWER ROOM
Dimensions: 6' 2" x 7' 11" (1.89m x 2.42m). Tiled flooring. Vanity wash hand basin with mixer tap over and storage beneath. WC. Walk in shower cubicle with mains powered shower over. Obscure double glazed uPVC window to rear aspect. Extractor. Pendant light fitting.

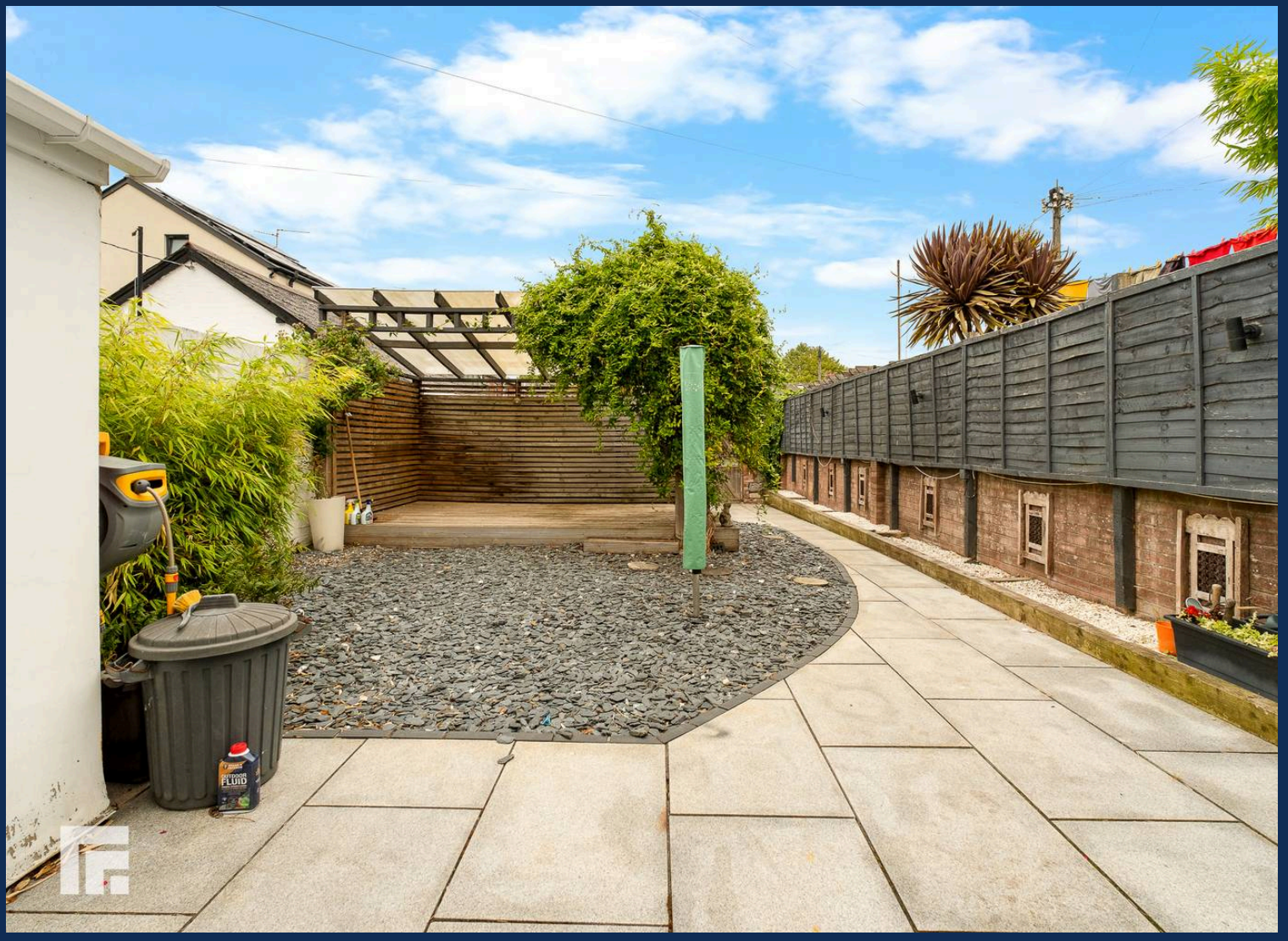
GARDEN
Private rear garden with external lighting. Laid to patio. Fence and wall border. Outside tap. Decking area. Gates leading to rear lane. Door to detached garage with power and lighting. Accessed from the kitchen/breakfast room.

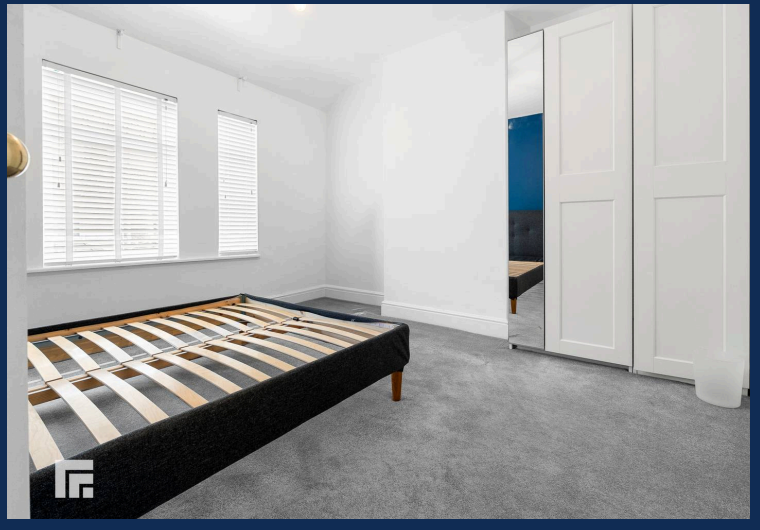
TENURE
MGY have been advised that the property is FREEHOLD.

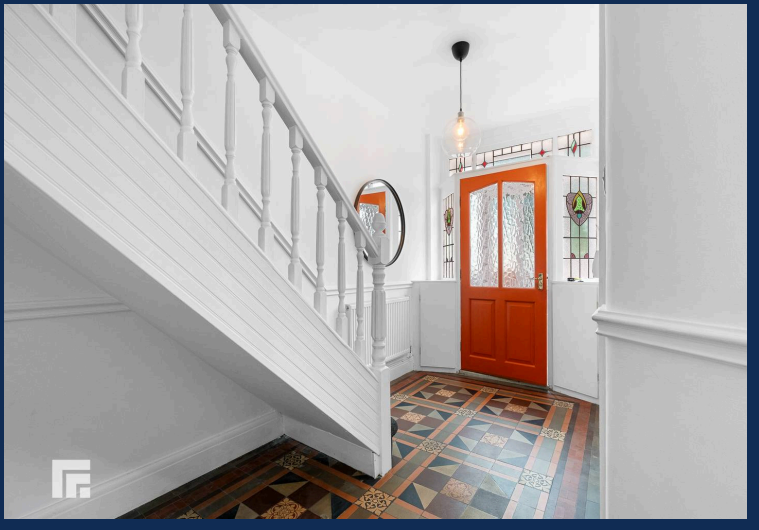
AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details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











GROUND FLOOR

1ST FLOOR



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