





21 Pomeroy Street, Cardiff

£240,000 Freehold

MID TERRACED HOUSE IN THE HEART OF CARDIFF BAY* NO CHAIN MGY are pleased to bring to market this well presented, two bedroom, mid-terraced house situated on the much favoured Pomeroy Street in Cardiff Bay.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

LOCATION
The property is situated on a quiet street, within walking distance of Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL
Entered via front door leading from front courtyard. Laminate flooring. Radiator. Pendant light fitting. Door to lounge.

LOUNGE
Dimensions: 12' 11" x 9' 6" (3.94m x 2.92m). Double glazed uPVC bay windows to front aspect. Laminate flooring. Feature fireplace. Pendant light fittings. Power points. TV and telephone point. Radiator. Coving to ceiling. Open plan and arch leading to dining room.

DINING ROOM
Dimensions: 12' 9" x 10' 9" (3.89m x 3.30m). Double glazed uPVC windows to rear aspect. Continuation of laminate flooring. Feature fireplace. Power points. Radiator. Stairs rising to first floor. Coving to ceiling. Door leading to kitchen.

KITCHEN
Dimensions: 10' 7" x 8' 5" (3.25m x 2.59m). Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with extractor above and oven beneath. Tiled splashback. Power points. Pendant light fitting. Double glazed uPVC window to side aspect. Double glazed uPVC door leading to rear garden. Space for washing machine and fridge/freezer.

FIRST FLOOR
Carpet to stairs and landing. Doors to both bedrooms and bathroom. Pendant light fitting. Loft hatch.

MASTER BEDROOM
Dimensions: 10' 2" x 10' 2" (3.12m x 3.10m). Carpet to floor. Pendant light fitting. Radiator. Power points. Double glazed uPVC window to front aspect. Two alcoves.

BEDROOM TWO
Dimensions: 11' 3" x 10' 2" (3.45m x 3.12m). Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Pendant light fitting. Radiator. Two alcoves.

BATHROOM
Large bathroom. Vinyl flooring. Partially tiled walls. Pendant light fitting. Double glazed uPVC window to rear aspect. Pedestal wash hand basin with mixer tap over. WC. Shower cubicle with electric shower over. Free standing roll top bath with mixer tap over and handheld shower attachment. Wall mounted radiator. Extractor. Towel rail. Wall mounted Combi-boiler.

GARDEN
Low maintenance rear garden. Laid to patio. Shingled area. Fence and wall border. Outside tap. Accessed from the kitchen.

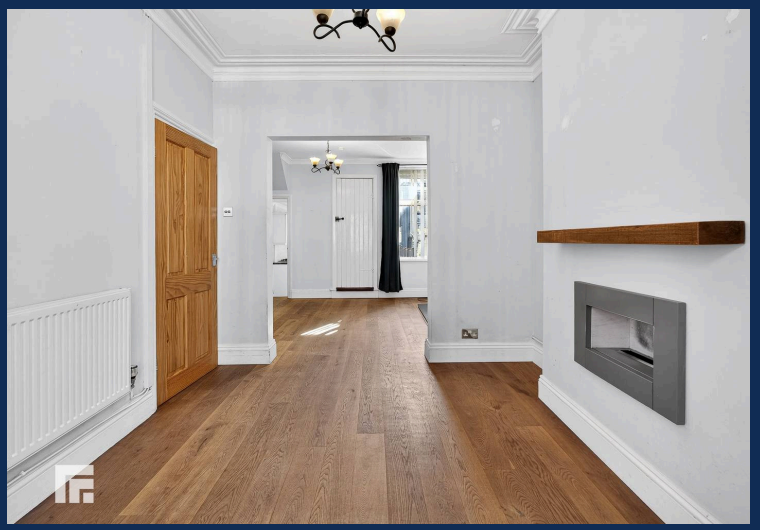
TENURE
MGY have been advised that the property is FREEHOLD.

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.





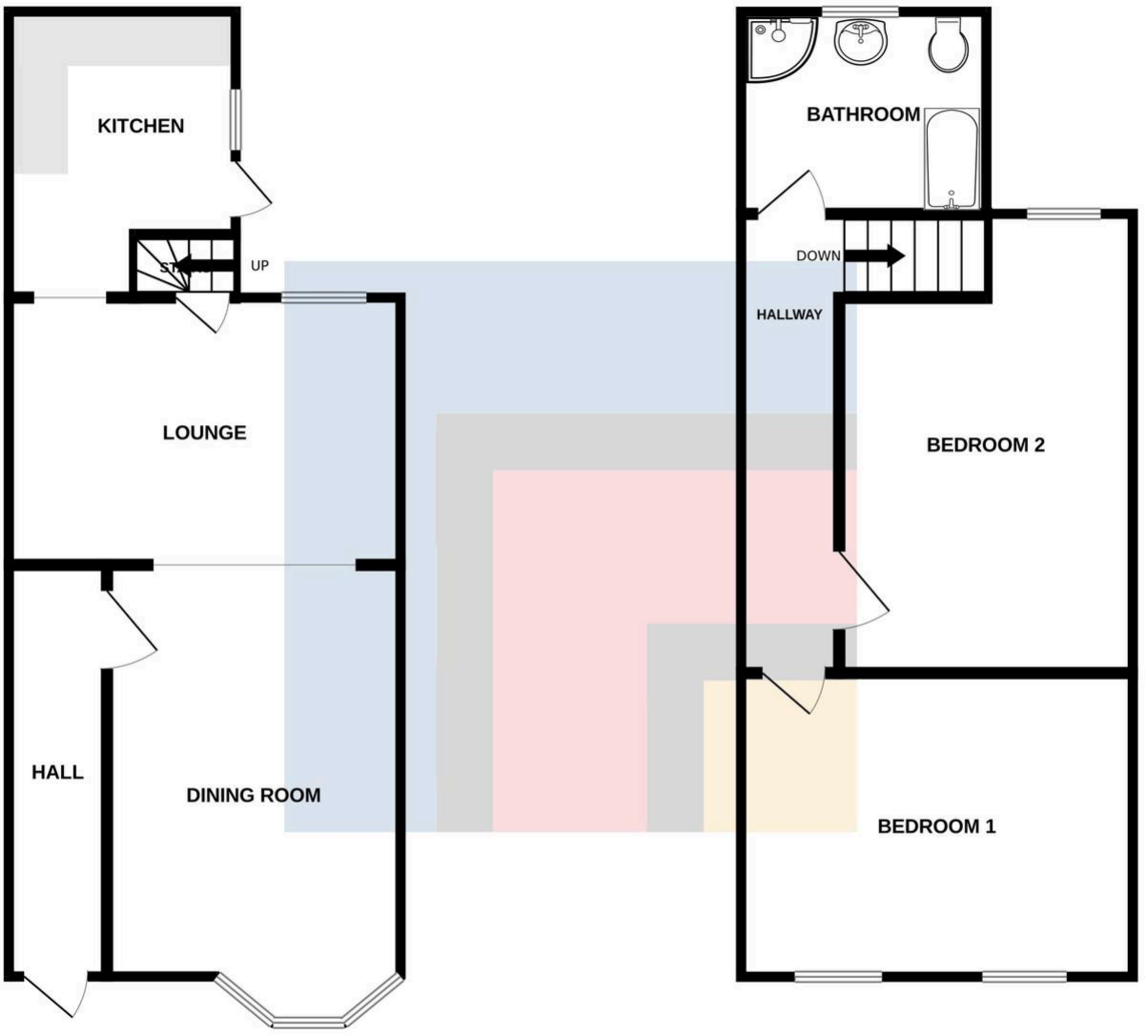






GROUND FLOOR

1ST FLOOR



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