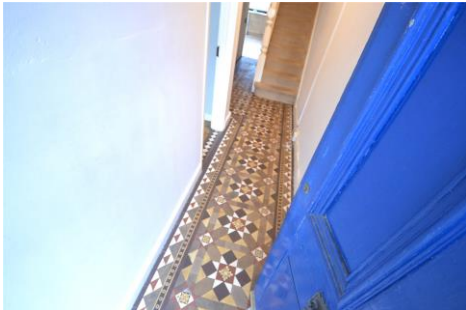


Dogfield Street, Cathays, Cardiff, CF24 4QZ.



PRICE: £195,000 Freehold

- Three bedrooms
- Bay fronted
- Close to local amenities
- No chain
- Ideal first time purchase
- EPC Rating - D

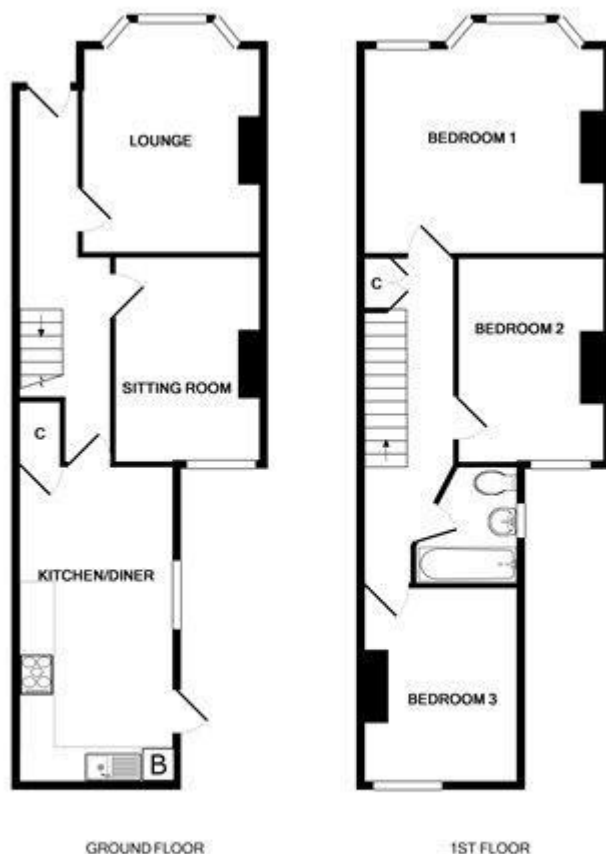


Call our Roath office: 029 2048 4898

Email: roath@moginiejames.co.uk

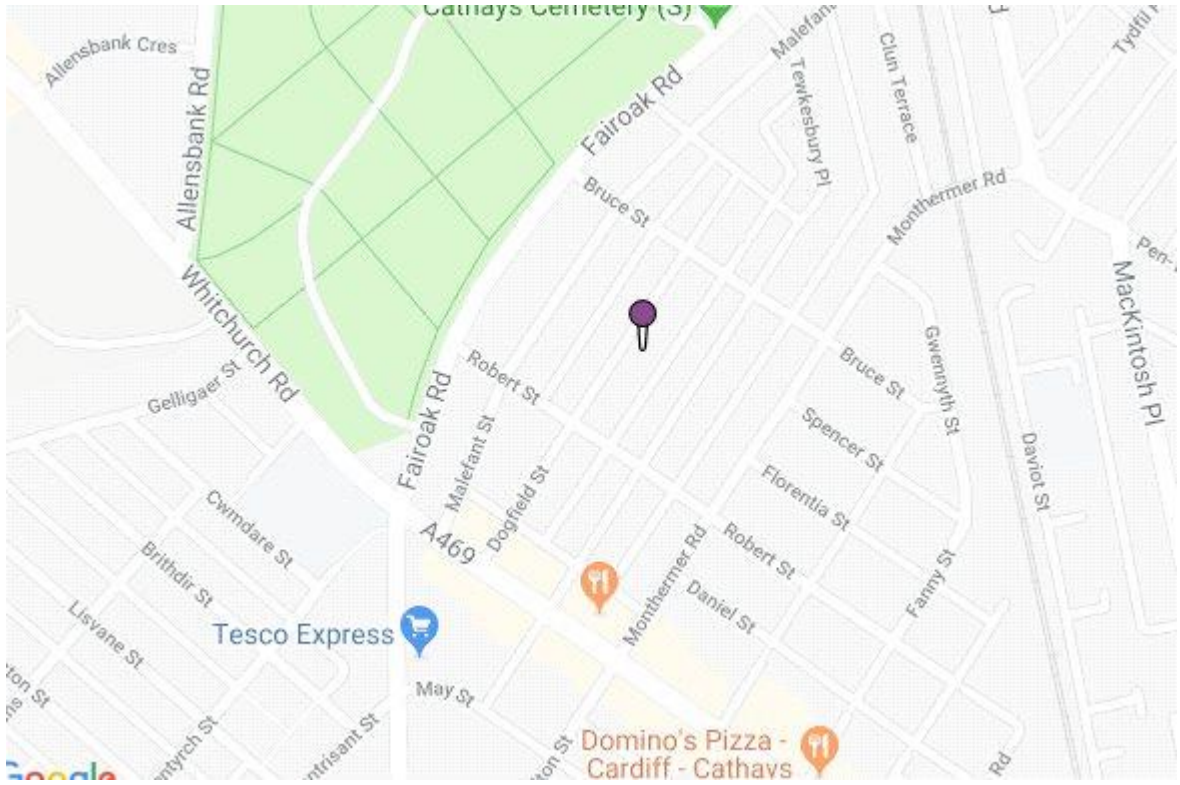
MOGINIE
JAMES

A bay fronted, three bedroom home situated in close proximity to a variety of local amenities. The accommodation comprises: entrance hall, bay fronted living room, sitting room and kitchen/dining room on the ground floor and there are three bedrooms and a bathroom on the first floor. To the outside is a low maintenance rear garden. This would make an ideal first time purchase.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ground Floor:

Storm Porch: With original tiled floor and partially tiled walls. Leading to:

Entrance Hall: Entered via wooden front door, original tiled floor and stairs to the first floor. Door to:

Living Room: 13'7" (4.14) (max, into bay) x 10'6" (3.2) (max, into alcove). With exposed wooden floorboards, fireplace and upvc double glazed bay window to the front.

Sitting Room: 12'1" (3.68) x 8'8" (2.64) (max, into alcove). With fitted carpet and upvc double glazed window to the rear.

Kitchen/Dining Room: 18'5" x 9'3" (5.61m x 2.82m). With tiled floor and a range of wall and floor level units, stainless steel sink and drainer, integrated oven, 5 ring gas hob, extractor fan over, space for washing machine, space for fridge/freezer, tiled splash back, wall mounted boiler, under stairs storage cupboard, upvc double glazed windows to the front and side and obscure upvc double glazed to the side leading to the rear garden.

First Floor:

Landing: With fitted carpet, original cupboard and 2 access hatchways to the loft. Doors to:

Bedroom One: 14'2" (4.32) (max, into alcove) x 13'6" (4.11) (max, into bay). With fitted carpet, character fireplace and upvc double glazed bay window to the front.

Bedroom Two: 11'4" (3.45) x 8'9" (2.67) (max, into alcove). With fitted carpet, character fireplace and upvc double glazed window to the rear.

Bedroom Three: 11'6" (3.5) x 9'4" (2.84) (max, into alcove). With fitted carpet and upvc double glazed window to the rear.

Bathroom with wc: With laminate floor, partially tiled walls and suite comprising: panelled bath with shower over, wash hand basin and wc. Obscure upvc double glazed window to the side.


Outside:

Front Garden: Tiled forecourt.

Rear Garden: Enclosed garden, paved and stoned.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

Accreditations & Partners

