



Tynant Street, Cardiff CF11 6PJ

welcome to

Tynant Street, Cardiff

- Three Double Bedrooms
- Popular Grangetown Location
- Walking Distance to City Centre
- Two Reception Rooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£235,000

Hallway

A welcoming and spacious entrance hallway providing ample space for coats and footwear, with access to the principal ground floor rooms.

Living Room

10' 11" x 10' 4" (3.33m x 3.15m)

A cosy and well-presented reception room positioned to the front of the property, featuring a double glazed window and sliding doors opening into the dining room.

Dining Room

10' 11" x 10' 8" (3.33m x 3.25m)

A bright and spacious dining area with high ceilings, an attractive decorative fireplace and a double glazed patio door providing access to the rear garden.

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m)

A modern fitted kitchen offering a Belfast sink, a range of wall and base units, ample worktop space and a large double glazed window allowing for plenty of natural light.

Bathroom

7' 10" x 6' 3" (2.39m x 1.91m)

Well-presented family bathroom comprising a bath with overhead shower, wash hand basin and W.C., with additional plumbing and space for a washing machine.

Landing

A spacious first-floor landing providing access to all three bedrooms and benefiting from natural light.

Bedroom 1

12' 8" x 10' 2" (3.86m x 3.10m)

An impressive principal double bedroom spanning the width of the property, benefiting from two large double glazed windows and useful built-in storage, as well as, additional sound proofing.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)

A generous double bedroom with a double glazed window and additional built-in storage and sound proofing.

Bedroom 3

8' x 7' 9" (2.44m x 2.36m)

A comfortable small double bedroom overlooking the rear of the property, with a double glazed window.



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Property Ref:

CTN110118 - 0003

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