



21 Durham Street, Cardiff, South Glamorgan. CF11 6PB

- NEW INSTRUCTION
- NEEDS TOTAL UPGRADE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN AREA
- COURTYARD GARDEN
- VACANT POSSESSION



PROPERTY DESCRIPTION

New to the market in a very popular area, within walking distance of both the city centre and Cardiff Bay, is this mid terrace two bedroom property that is in need of modernisation throughout. The property offer two good size reception rooms and an extended galley style kitchen to the ground floor, and two double bedrooms, with bathroom to the first floor. The rear of the garden offers a good size courtyard style garden. The property has been rented previously so had recent works to bring it in line with legislation for renting, but will require attention throughout due to the condition. The house is to be sold with vacant possession, and should be viewed to fully appreciate the house and it's potential.



ROOM DESCRIPTIONS

GROUND FLOOR

FRONT RECEPTION ROOM

3.77m x 3.78m (12' 4" x 12' 5") Entered via main front door to property.

Good size first reception room , with UPVC window to the front of the house . Cupboards housing utility meters and wooden door giving access to second reception room .

SECOND RECEPTION ROOM

3.55m x 3.78m (11' 8" x 12' 5") Good size rear reception room, which houses the staircase to the first floor . UPVC window facing the rear of the house . Wooden flooring and electric fire with hearth and mantel surround . Gives access to the kitchen

KITCHEN

1.81m x 4.27m (5' 11" x 14' 0") Extended galley style kitchen area with a good range of wall and base units with spaces for appliances wood effect flooring , tiles to walls and UPVC window to side of house. Also gives access to the outside area via UPVC single door.

REAR GARDEN

Paved , stone walled rear garden and area alongside the house

FIRST FLOOR

BEDROOM ONE

3.56m x 4.3m (11' 8" x 14' 1") Large bedroom to the front of the house , with UPVC window . Radiator to wall

BEDROOM TWO

2.97m x 3.17m (9' 9" x 10' 5") Double bedroom to the rear of the property with UPVC window overlooking the rear of the property.. Radiator to wall

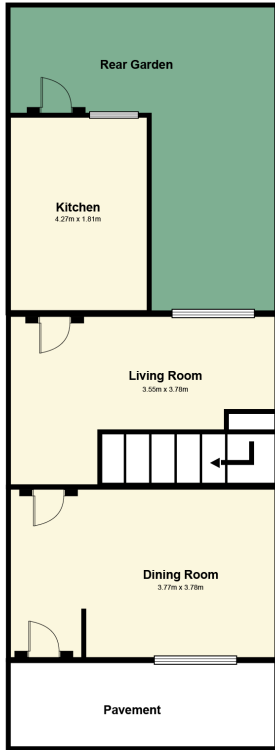
BATHROOM

2.14m x 2.86m (7' 0" x 9' 5") Bathroom to the rear of the house. Currently offers electric shower over bath, WC, towel rail and sink fixed in unit offering storage.





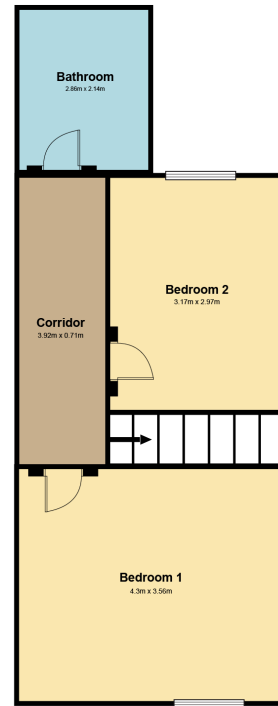
Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Taurgo.



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	