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MR HOMES
SALES & LETTINGS



Powderham Drive
Grangetown. Cardiff
CF11 8ES

Guide Price £220,000 - £230,000
Freehold

Powderham Drive, Grangetown. Cardiff, CF11 8ES

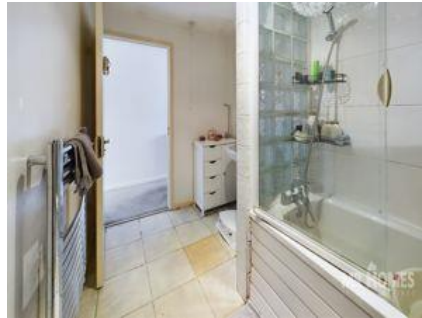
Overview

- LOVELY STARTER HOME
- EXCELLENT LOCATION
- CARDIFF CITY CENTRE UNDER 30 MINS WALK
- 2 DOUBLE BEDROOMS
- INVITING REAR GARDEN
- DOUBLE WIDTH DRIVEWAY
- SPACIOUS LIVING ROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



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IMMACULATELY PRESENTED 2-DOUBLE BEDROOM MODERN TERRACED PROPERTY - IDEAL STARTER HOME FOR FIRST TIME BUYERS or OPPORTUNITY FOR LANDLORDS/INVESTORS - SOUGHT AFTER LOCATION NEAR CITY CENTRE - SOUTH-EAST FACING REAR GARDEN - RE-FITTED & MODERN KITCHEN - SPACIOUS LIVING ROOM - LARGE FAMILY BATHROOM - DOUBLE DRIVEWAY - COMBI-BOILER - FREEHOLD



MR HOMES are very pleased to Offer **FOR SALE** this 2-Double Bedroom Property, comprising in brief: Entrance Hallway; Spacious Living Room; Modern Kitchen; First Floor Landing providing access to Bedrooms 1 & 2 and Family Bathroom. South-East Facing Rear Garden which is Enclosed on all sides. Double Width Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Conventional Boiler.

EPC Rating: TBC
Council Tax Band: D

Viewings Strictly by Appointment ONLY CALL: 02920 204 555

Online: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD;
Call 02920 204 555 opt. 4



Entrance Hall

2' 9" x 3' 2" (0.84m x 0.96m)

Accessed via uPVC Front Door with obscured DG panels; Laminate Wood Flooring; single Radiator; fuse box

Living Room

14' 5" x 12' 9" (4.39m x 3.88m)

Laminate wood flooring; Double Radiator; access to Kitchen and stairs rising to First Floor



Kitchen

8' 8" x 12' 7" (2.64m x 3.83m)

Tiled Flooring; Single Radiator; Matching Wall and Base Units with Worktops Over and Tiled Splash Backs; Integrated electric oven, gas hob with extractor hood over; space for mini dishwasher and space and plumbing for washing machine; Ideal conventional gas central heating boiler; uPVC DG Window to Rear; uPVC Door with DG panel providing access to Rear Garden

First Floor Landing

8' 8" x 2' 10" (2.64m x 0.86m)

Carpeted; access to Bedrooms 1 & 2 and Family Bathroom; access to Loft via hatch



Bedroom 1

8' 9" x 12' 8" (2.66m x 3.86m)

Laminate Flooring; Single Radiator; uPVC DG Window to Rear

Bedroom 2

8' 6" x 12' 10" (2.59m x 3.91m)

Laminate flooring; single radiator; uPVC DG Window to Front



Family Bathroom

5' 5" x 9' 7" (1.65m x 2.92m)

Tiled Flooring; Chrome Ladder Type Radiator; Panelled Bath with Shower attachment to Stainless Steel Mixer Tap; Pedestal Wash Hand Basin with separate Hot and Cold Taps; WC; Cupboard Housing Hot Water Cylinder

Rear Garden

Mainly laid to lawn with Slabbed Pathway to Large Decking Area to Rear

Outside Front

Tarmac Driveway and Gravelled Area providing sufficient space to park two vehicles.

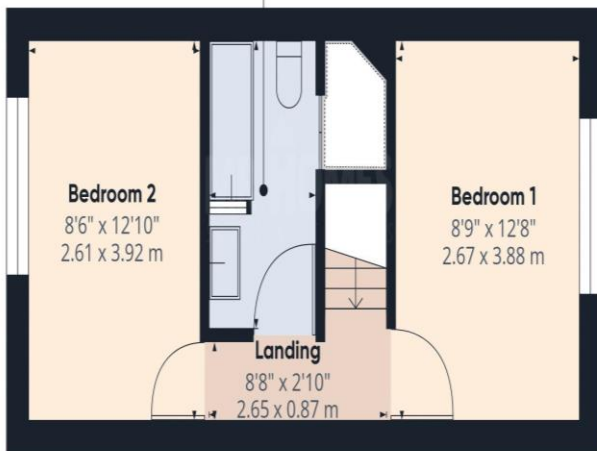


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0

Bathroom
5'5" x 9'7"
1.67 x 2.94 m



Floor 1



Approximate total area[®]

653.89 ft²

60.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF & THE VALE

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