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Homes House

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**MR HOMES**  
SALES & LETTINGS



Somerset Street,  
Grangetown,  
Cardiff CF11 6TL

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

# Somerset Street Grangetown, Cardiff, CF11 6TL

## Overview

- NO CHAIN!!! - REFURBISHED THROUGHOUT
- 3-BED SPACIOUS FAMILY HOME
- MOVE STRAIGHT IN!!!
- BRAND NEW CARPETS & TILED FLOORING
- OPEN-PLAN LOUNGE & DINING ROOM
- BRAND NEW FITTED KITCHEN
- BRAND NEW 4-PIECE BATH & SHOWER ROOM
- BRAND NEW RADIATORS
- FRONT TERRACE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



**NO CHAIN!!! – MOVE STRAIGHT INTO THIS IMMACULATELY PRESENTED 3x DOUBLE BED FAMILY HOME – THE PROPERTY HAS BEEN REFURBISHED THROUGHOUT TO A HIGH STANDARD – WALKING DISTANCE TO CARDIFF CITY CENTRE – EXCELLENT TRANSPORT LINKS – THE PROPERTY HAS BRAND NEW FLOORING THROUGHOUT – OPEN-PLAN LOUNGE & DINING ROOM – BRAND NEW FITTED KITCHEN – BRAND NEW FITTED 4-PIECE BATHROOM SUITE – UTILITY ROOM – 3x DOUBLE BEDROOMS TO THE 1ST FLOOR – THE FRONT TERRACE IS ENCLOSED & THE REAR GARDEN IS SOUTH-WEST FACING & ALSO ENCLOSED – uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING POWERED BY AN IDEAL COMBI-BOILER – EPC RATING = D. COUNCIL TAX BAND = C.**

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Lounge Open-Plan to the Dining Room, Fitted Kitchen, Utility Room, 4-Piece Bathroom Suite, Staircase to the Split-Level Landing, Bedrooms 1, 2 & 3. Front Terrace is Enclosed, South-West Facing Rear Garden is also Enclosed. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = C.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



### Outside Front Terrace

Approached via wrought iron gate with matching railings to front forecourt giving added privacy from the street, freshly painted exterior

### Entrance Hallway - 21' 9" x 5' 0" max width (6.62m x 1.52m)

Accessed via Composite Front Door with Obscured DG Semi-Circle Panel; New Tiled Flooring; Cupboard containing RCD Consumer Unit and Electricity Meter; Wall Mounted CH Thermostat; Original Cornicing; access to Reception Room and Kitchen; Carpeted Stairs rise to First Floor

### Lounge & Dining Room - 21' 11" x 10' 3" max (6.68m x 3.12m)

Laminate Wood Flooring; Two Brand New Double Panel Radiators; Feature Cast Iron Fireplace; uPVC DG Window to Front; uPVC Door with Obscured DG Panel and Obscured DG Panel Over providing access to Rear Garden

### Kitchen - Brand New - 10' 1" x 9' 2" (3.07m x 2.79m)

New Tiled Flooring; Matching Wall and Base Units with contrasting worktops and tiled splash backs; Stainless Steel Sink with Mixer Tap; brand new Candy 4 Ring Gas Hob with Candy Extractor Hood over; brand new integrated Candy electric oven; uPVC DG Window to Side

### Utility Room - 6' 0" x 3' 10" (1.83m x 1.17m)

New Tiled Flooring; Worktop with tiled splash backs; space and plumbing for washing machine; Ideal Logic Combi 30kw Combi boiler; uPVC Door with Obscured DG Panel allowing access to Rear Garden; uPVC DG Window to Rear; access to Family Bathroom

### Family Bathroom - Brand New - 12' 3" x 5' 5" (3.73m x 1.65m)

New Tiled Flooring; mainly tiled walls; matching white bathroom suite including panelled bath with stainless steel mixer tap; separate shower cubicle with mixer shower including Rainfall & Handheld Shower heads; pedestal wash hand basin with chrome mixer tap; WC; Wall Mounted Electric Extractor Fan; 2 x uPVC Windows with Obscured DG, one to Side, one to Rear, Chrome Ladder/Towel Radiator.

### First Floor Landing - 7' 6" x 5' 0" (2.28m x 1.52m)

Brand New Fitted Thick Pile Carpet, Doors to Bedrooms 1, 2 & 3; Hatch to Loft.

### Bedroom 1 - 13' 7" x 10' 5" (4.14m x 3.17m)

Brand New Fitted Thick Pile Carpet; Brand New Double Panel Radiator; 2 x uPVC DG Tilt & Turn Windows to Front.

### Bedroom 2 - 11' 2" x 8' 0" (3.40m x 2.44m)

Brand New Fitted Thick Pile Carpet; Brand New Double Panel Radiator; uPVC DG Window to Rear

### Bedroom 3 - 9' 3" x 8' 5" (2.82m x 2.56m)

Brand New Fitted Thick Pile Carpet; Brand New Double Panel Radiator; uPVC DG Window to Rear.

### Rear/Side Garden - Enclosed - SOUTH-WEST FACING

Brand New Panel Fencing To Left Side.



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.



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