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MR HOMES
SALES & LETTINGS



Hafod Street,
Grangetown,
Cardiff CF11 6RB

Guide Price £250,000 to £260,000
Freehold

Hafod Street Grangetown, Cardiff, CF11 6RB

Overview

- **NO CHAIN!!!**
- 3-BED DOUBLE BAY FRONTED FAMILY HOME
- RETAINING SOME ORIGINAL FEATURES
- ORIGINAL TILE FLOORING
- PARQUET FLOORING
- 2x RECEPTION ROOMS
- DOWNSTAIRS W.C
- SOUTH-WEST FACING REAR GARDEN
- DETACHED GARAGE - GATED REAR LANE
- FREEHOLD



NO CHAIN!!!

A TRADITIONAL DOUBLE BAY FRONTED 3-BED FAMILY HOME - RETAINING SOME ORIGINAL FEATURES - ORIGINAL TILE FLOORING - PARQUET FLOORING - ORIGINAL DADO RAILS & COVING - SOUTH-WEST FACING REAR GARDEN - LARGE DETACHED GARAGE - REAR GATED LANE ACCESS – FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Terraced Family Home set in an extremely Sought After Location, Near to Cardiff City Centre, Taff Trail, Cardiff Bay & International Sports Village, the property comprises in brief; Entrance Hallway, Lounge, Dining Room, Kitchen, Outhouse, Downstairs W.c, 1st Floor Landing, Bedrooms 1, 2, 3 & a Shower Room. The Front Terrace is Enclosed by Medium Height Walls & Gate, The South-West Facing Rear Garden is Large & Enclosed. gate accessing the Rear Gated Lane & a Large Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Promax 28 HE A Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 16' 4" x 5' 10" (4.97m x 1.78m)

Living Room - 14' 9" x 11' 2" (4.49m x 3.40m)

Dining Room - 12' 4" x 11' 1" (3.76m x 3.38m)

Kitchen - 19' 6" x 5' 10" minimum width (5.94m x 1.78m)



Outhouse - 10' 3" x 4' 3" (3.12m x 1.29m)

Downstairs W.c - 4' 8" x 2' 9" (1.42m x 0.84m)

1st Floor Landing - 10' 2" x 5' 11" (3.10m x 1.80m)

Bedroom 1 - 14' 10" x 11' 1" (4.52m x 3.38m)

Bedroom 2 - 12' 9" x 11' 1" (3.88m x 3.38m)



Bedroom 3 - 8' 1" x 6' 1" (2.46m x 1.85m)

Bathroom - 6' 0" x 5' 11" (1.83m x 1.80m)

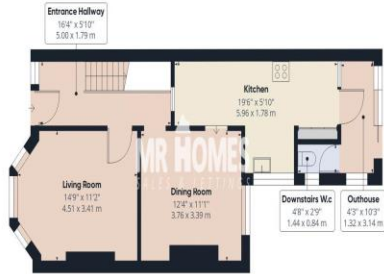
Front Terrace - Enclosed

Rear Garden - Large & Enclosed - SOUTH-WEST FACING
Rear Gate Access to Gated Lane

Garage - 19' 5" x 9' 11" (5.91m x 3.02m)



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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1207.19 ft²

112.15 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 OFFICE

Homes House,
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