

02920 204 555

Homes House

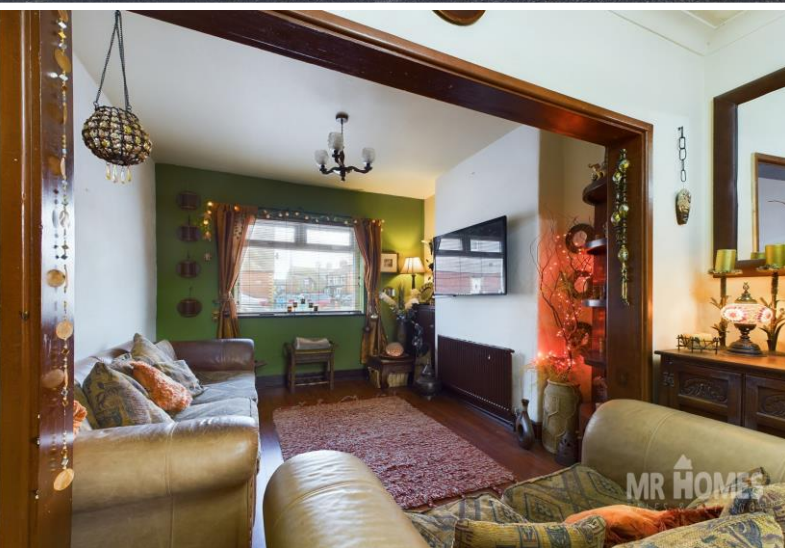
253 Cowbridge Road West,

Cardiff, CF5 5TD

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www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Wedmore Road,  
Grangetown,  
Cardiff CF11 6SH

Guide Price £200,000 to £210,000  
Freehold

# Wedmore Road Grangetown, Cardiff, CF11 6SH

## Overview

- NO CHAIN!!!
- 3-BED TERRACED FAMILY HOME
- OPEN-PLAN LOUNGE & DINING ROOM
- FITTED KITCHEN
- SPACIOUS BATHROOM
- 3x DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN!!!

3-BED MID-TERRACE FAMILY HOME - IDEAL FOR 1st TIME BUYERS - SOUTH-WEST FACING REAR GARDEN – FREEHOLD.

**MR HOMES** Offer **FOR SALE** this Well Presented 3-Bedroom Family Home, briefly comprising; Porch Entrance, Hallway, Lounge Open-Plan to the Dining Room, Fitted Kitchen, Modern Family Bathroom Suite, Staircase to the 1st Floor Split-Level Landing, Bedrooms 1, 2 & 3. The South-West Facing Rear Garden is Enclosed. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic c30kw Combi-Boiler.

EPC Rating = E.  
Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Porch Entrance**

3' 6" x 3' 0" (1.07m x 0.91m)

**Hallway**

9' 5" x 3' 0" (2.87m x 0.91m)

**Lounge - Open-Plan**

10' 8" x 10' 5" (3.25m x 3.17m)

**Dining Room - Open-Plan**

14' 2" x 11' 1" (4.31m x 3.38m)

**Kitchen**

9' 10" x 8' 10" (2.99m x 2.69m)

**Family Bathroom**

8' 10" x 7' 11" (2.69m x 2.41m)

**1st Floor Landing**

**Bedroom 1**

14' 2" x 10' 6" (4.31m x 3.20m)

**Bedroom 2**

10' 11" x 8' 9" (3.32m x 2.66m)

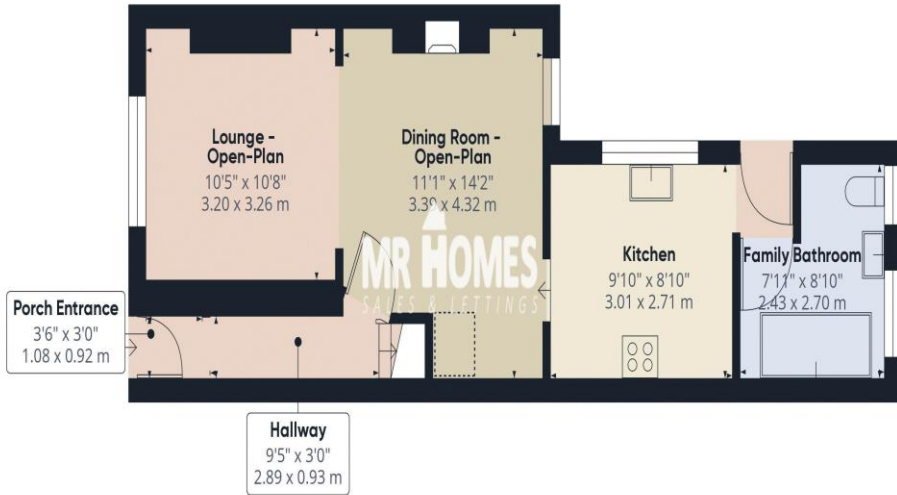
**Bedroom 3**

8' 10" x 7' 10" (2.69m x 2.39m)

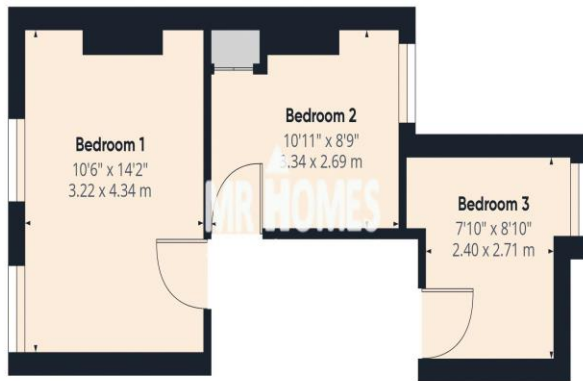
**Rear Garden - Enclosed**



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



Floor 1



Approximate total area<sup>g</sup>

780.98 ft<sup>2</sup>  
72.56 m<sup>2</sup>

Reduced headroom

5.56 ft<sup>2</sup>  
0.52 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## CARDIFF WEST

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