

02920 204 555

Homed House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Grange Place,  
Grangetown,  
Cardiff CF11 7DB

Guide Price £350,000 to £375,000  
Freehold

# Grange Place

## Grangetown, Cardiff, CF11 7DB

### Overview

- EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- RARE TO COME TO MARKET
- OPEN-PLAN MODERN LIVING
- EXTENDED KITCHEN
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- ORIGINAL TILE FLOOR & PARQUET FLOORING
- DOUBLE BAY FRONTED & SIDE BAY TO DINING ROOM
- PRIVATE DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- DETACHED OUTBUILDING/WORKSHOP 20' 2" x 9' 7" (6.14m x 2.92m)



A RARE PROPERTY TO COME TO MARKET DOUBLE BAY FRONTED EXTENDED & SPACIOUS 3-BED FAMILY HOME  
OPEN-PLAN MODERN LIVING  
PORCH ENTRANCE - HALLWAY with ORIGINAL TILE FLOORING - LOUNGE / SITTING ROOM & DINING ROOM all with BEAUTIFUL PARQUET FLOORING - EXTENDED KITCHEN - UTILITY ROOM & SHOWER ROOM - 3-BEDROOMS & FAMILY BATHROOM to the 1st FLOOR - INSULATED & PARTIALLY BOARDED ATTIC with VELUX WINDOW - ENCLOSED FRONT GARDEN - PRIVATE DRIVEWAY - LARGE & ENCLOSED REAR GARDEN & A DETACHED OUTBUILDING/WORKSHOP. uPVC D/G WINDOWS & GAS C/H Powered by a WORCESTER COMBI-BOILER - HIVE SMART THERMOSTAT - HOUSE ALARM - FREEHOLD.

**MR HOMES** are very pleased to bring to the Market **FOR SALE** this Extended 3-Bedroom Semi-Detached Spacious Family Home, you can Move Straight into this Immaculately Presented Property which comprises in brief; Porch Entrance, Hallway, Lounge, Dining Room Open-Plan to the Sitting Room which is Open-Plan to the Extended Kitchen, there is also a Utility Room & Downstairs Shower Room. 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Attic has been Insulated & Partially Boarded, has a Rear Facing Velux Window accessed via Attached Ladders. The Attractive Front Garden is Enclosed, Private Driveway. Lockable Side Gate accessing the Large & Enclosed Rear Garden. To the Rear of the Garden is a Detached Outbuilding/Workshop with Power & Lighting. This Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester 30kw Combi-Boiler, Hive Smart Thermostat.

**EPC Rating = Awaiting assessment...**

**Council Tax Band = E.**

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



**Porch Entrance** - 6' 1" x 3' 6" (1.85m x 1.07m) Enter via uPVC D/g Door with Matching Windows to Front & Sides. Wall Mounted Lamp Light. Door to; Hallway

**Hallway** - 14' 10" x 5' 9" (4.52m x 1.75m) Original Tile Flooring, Radiator, Dado Rail, Coving, Stained Glass Window to Side, Alarm Panel, Hive Smart Thermostat, Original Dipped Door to Lounge, & a Feature Dipped Door with Feature Vertical Sliding Stained Glass Window to Dining Room.

**Lounge with Bay Window** - 12' 4" x 11' 6" (3.76m x 3.50m) Wood Block 'Parquet' Flooring, uPVC D/g Bay Window to Front, Radiator.

**Dining Room with Side Bay Window** - 11' 8" x 10' 0" (3.55m x 3.05m) Wood Block 'Parquet' Flooring, uPVC D/g Bay Window to Side, Radiator. Open-Plan to Sitting Room.

**Sitting Room** - 11' 8" x 11' 5" (3.55m x 3.48m) Wood Block 'Parquet' Flooring, Gas Feature Fireplace, Coving. Open-Plan to Kitchen.

**EXTENDED Kitchen/ Breakfast Room - Re-Fitted** - 14' 5" x 8' 10" (4.39m x 2.69m) Matching Wall & Base Units, Work Surfaces Over, Tiles Splashbacks, Breakfast Bar, Double Panel Radiator, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, 5x Ring Gas Hob with Extractor Hood Over, Double Electric Oven, Space for Tall Fridge-Freezer, Large Velux Skylight, uPVC D/g Window to Front. Opens to; Utility Room.

**Utility Room** - 8' 7" x 5' 3" (2.61m x 1.60m) Plumbed for Washing Machine & Dishwasher with Work Surface Over, & Tiled Splashbacks, Matching Wall Units, Further Work Surface Over Tumble-Dryer, Radiator, Door to Shower Room & uPVC Obscured D/g Door to Rear Garden.

**Shower Room** - 8' 8" x 3' 0" (2.64m x 0.91m) Walk-In-Shower Cubicle with Electric Shower, Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Ladder/Towel Radiator, Ceiling Mounted Extractor Fan.

**1st Floor Landing & Attic** - 8' 7" x 7' 0" (2.61m x 2.13m) Fitted Carpet, Stained Glass Window to Side, Dado Rail, Doors to; Bedrooms 1, 2, 3, & the Family Bathroom. Hatch to Insulated & Partially Boarded Loft via Attached Ladders, & Velux D/g Window to Rear.

**Bedroom 1** - 13' 5" x 9' 5" to front of fitted wardrobe (4.09m x 2.87m) Fitted Carpet, uPVC D/g Bay Window to Front, Radiator, Coving, Fitted Wardrobes & Dressing Table.

**Bedroom 2** - 11' 11" x 9' 2" to front of fitted wardrobe (3.63m x 2.79m) Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes.

**Bedroom 3** - 8' 4" x 7' 1" (2.54m x 2.16m) Fitted Carpet, uPVC D/g Window to Front, Radiator.

**Family Bathroom** - 7' 1" x 6' 3" (2.16m x 1.90m) Panel Bath with Mixer Tap & Attached Shower, Glass Shower Screen, Pedestal Wash Hand Basin with Taps Over, Close-Coupled W.c, ¾ Tiled Walls, uPVC Obscured D/g Window to Rear. Fitted Cupboard housing Worcester 30kw Combi-Boiler.

**Attractive Front Garden - Enclosed - Lockable Side Gate Access into Rear Garden**

Laid Patio with Slate Chippings & Shrubbed Borders.

**Rear Garden - Large & Enclosed** - Patio to Laid Lawn with Attractive Flower Bed Border. Large Aluminium Shed. Door into Outbuilding/Workshop.

**Private Driveway to Front**

**Detached Outbuilding/Workshop** - 20' 2" x 9' 7" (6.14m x 2.92m) Power & Lighting, uPVC D/g Window to Front & uPVC Half-Glazed & Obscured D/g Door.



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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