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**MR HOMES**  
SALES & LETTINGS



Blaise Place, City Gardens  
Grangetown, Cardiff  
CF11 6JR

Offers Over £200,000  
Freehold



# Blaise Place, City Gardens, Grangetown, Cardiff, CF11 6JR

- NO CHAIN
- 2 DOUBLE BEDROOMS
- PARKING
- SUBSTANTIAL SOUTH-EAST FACING REAR GARDEN
- MODERN KITCHEN
- BLAISE PLACE PARK
- POPULAR LOCATION
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



**NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - 2 DOUBLE BEDROOM END OF TERRACE - SUBSTANTIAL SOUTH-EAST FACING REAR GARDEN - PARKING - BLAISE PLACE PARK - MODERN KITCHEN & BATHROOM - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD**

**MR HOMES** are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this 2 double bedroom end of terrace property with substantial south-east facing rear garden. The property is located within the ever-popular City Gardens development with Blaise Place Park right on the doorstep. This property is ideally located for access to Cardiff City Centre, which is less than 1.5 miles away and can therefore be reached on foot within 30 minutes. Alternatively, take advantage of the numerous public transport options - Grangetown railway station is 0.4 miles away and can be reached on foot in under 10 minutes with regular trains to Cardiff Central and a journey time of just 6 minutes or the various bus stops on nearby Sloper Road and Virgil Street. The wide open green space of Sevenoaks Park is less than a 5 minute walk away, too.

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** D

**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD** **WWW.MR-HOMES.CO.UK**





## Outside Front

Approached via path laid to paving slabs

## Entrance Hall

6' 0" x 7' 7" (1.83m x 2.31m)

Accessed via timber door with obscured DG panels; laminate flooring; radiator; RCD Consumer Unit; access to Kitchen and Living Room; stairs rise to First Floor

## Kitchen

8' 11" x 9' 1" (2.72m x 2.77m)

Vinyl flooring; matching wall and base units with worktops over and matching splash backs; integrated Lamona 4-ring gas hob with stainless steel splash back and extractor hood over; integrated Lamona electric fan-assisted oven; stainless steel sink with draining board and mixer tap; cupboard housing gas central heating Combi boiler: Worcester Greenstar 24i Junior MkV; uPVC DG window to rear; timber door with DG panel provides access to rear garden

## Living Room

15' 4" x 11' 4" MIN (4.67m x 3.45m)

Laminate flooring; double radiator; storage cupboard under stairs; sliding patio door provides access to rear garden

## First Floor Landing

2' 10" x 7' 6" (0.86m x 2.28m)

Carpeted; storage cupboard over stairs; access to both Bedrooms and Bathroom

## Bedroom 1

15' 3" x 8' 8" (4.64m x 2.64m)

Carpeted; radiator; uPVC DG window to rear

## Bedroom 2

8' 11" x 11' 5" (2.72m x 3.48m)

Carpeted; radiator; uPVC DG window to rear

## Bathroom

6' 0" x 6' 2" (1.83m x 1.88m)

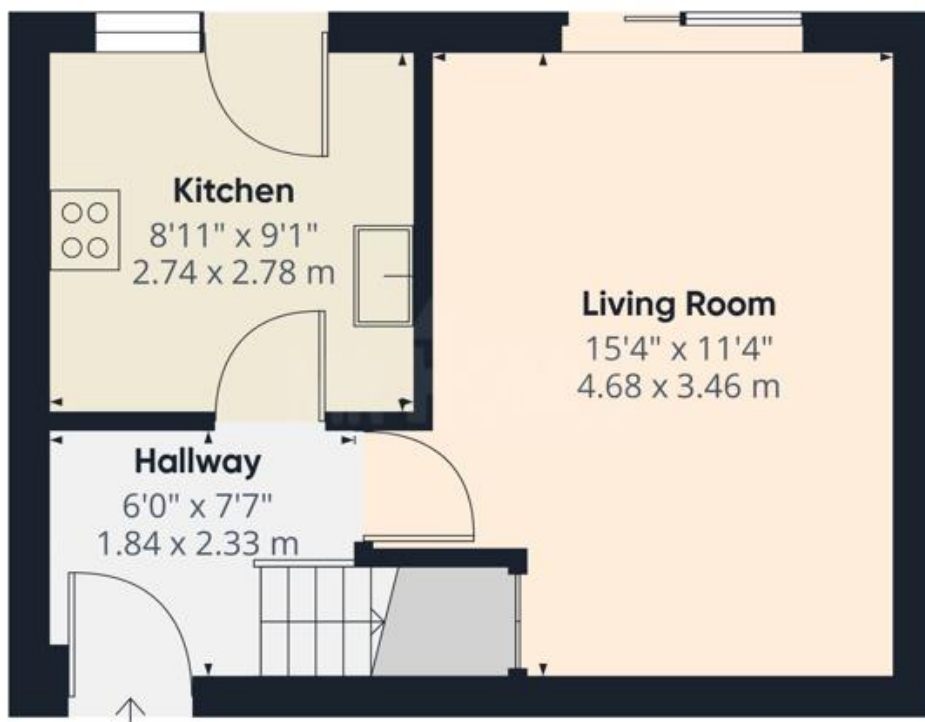
Vinyl flooring; pedestal wash hand basin with mixer tap; WC; panelled bath with taps and shower over; radiator; uPVC obscured DG window to front

## Rear Garden

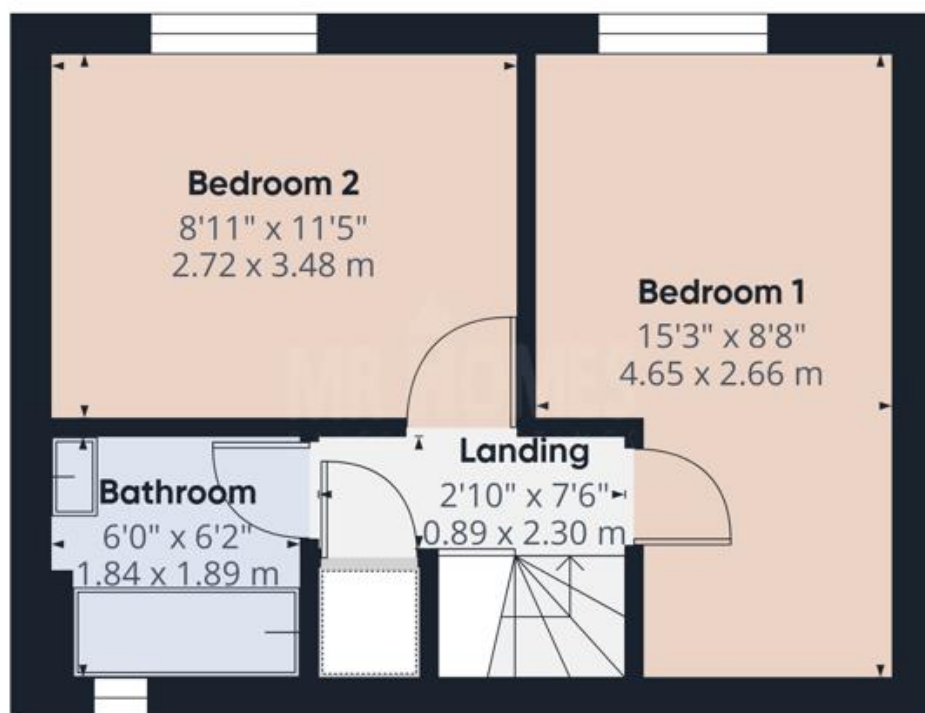
Patio area laid to paving slabs. Area to rear laid to artificial lawn. Various mature trees, shrubs and bushes.



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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: 596 ft<sup>2</sup> / 55.4 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

## CARDIFF & THE VALE

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