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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Bishop Street,  
Grangetown,  
Cardiff CF11 6PG

Guide Price £215,000 to £225,000  
Freehold

# Bishop Street Grangetown, Cardiff, CF11 6PG

## Overview

- 2-BED BEAUTIFUL STARTER HOME
- DECORATED WITH CHARACTER
- EXPOSED CHIMNEY BREAST TO MAIN BEDROOM
- DUAL SASH WINDOWS TO FRONT
- OPEN-PLAN LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- CONSERVATORY/UTILITY
- MODERN SHOWER ROOM
- VERY ATTRACTIVE GARDEN
- FREEHOLD



A VERY WELL PRESENTED & MODERN 2-DOUBLE BED PROPERTY  
IDEAL FOR 1st TIME BUYERS  
MOVE STRAIGHT IN  
EXCELLENT LOCATION  
NEAR CARDIFF TOWN CENTRE,  
GRANGETOWN RAILWAY STATION  
CARDIFF BAY & THE SPORTS VILLAGE NEW  
GREY uPVC DUAL SASH WINDOWS TO  
FRONT  
FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom Property with Character, briefly comprising; Entrance Hallway, Open-Plan Lounge & Dining Room, Re-Fitted & Modern Kitchen, Conservatory/Utility, Staircase to the 1st Floor Split-Level Landing, Bedroom 1 with Feature Cast Iron Fireplace to the Exposed Brick Chimney Breast, Bedroom 2, Modern & Re-Fitted Shower Room with Airing Cupboard. The Beautiful Rear Garden is Enclosed. This Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Esprit2 35 Combi-Boiler.

**EPC Rating = Awaiting assessment... Council  
Tax Band = C.**

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

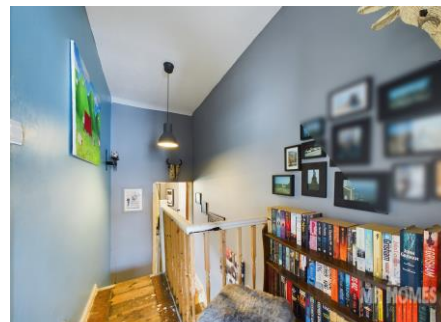
**School Catchment**

Ninian Park Primary School (year 2024-25)

Ysgol Gynradd Gymraeg Hamadryad (year  
2024-25)

Fitzalan High School (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-  
25)



**Entrance Hallway - 5' 0" x 3' 5" (1.52m x 1.04m)**  
Entre via Composite Door (fitted 2019), Tiled Flooring, Original Door to Open-Plan Lounge & Dining Room.

**Lounge & Dining Room - Open-Plan - 21' 5" x 13' 6" max (6.52m x 4.11m)**

Laminate Flooring, Grey uPVC D/g Dual Sash Window to Front (fitted 2019), uPVC D/g window to Rear, 2x Modern bar Radiators, Fireplace, Gas & Electricity Meters housed in Floor Cupboards, Understair Storage Area, Cupboards & Fixed Shelving to Recesses, Original door to Kitchen & Staircase to the 1st Floor Split-Level Landing.

**Kitchen - Re-Fitted - 7' 2" x 6' 6" (2.18m x 1.98m)**

Vinyl Cushion Floor, matching Base Units with Work Surfaces Over & Splashbacks, Composite Sink & Quarter Bowl with Drainer & Mixer Tap, uPVC D/g Window to Rear, Space for Gas/Electric Cooker, Wall Mounted Extractor Fan, uPVC Half-Glazed D/g Door to Conservatory/Utility. Wall Mounted Ideal Esprit2 35 combi-Boiler.

**Conservatory/Utility - 7' 0" x 5' 4" (2.13m x 1.62m)**

Tiled Flooring, uPVC D/g Window to Side & Rear, Plumbed for Washing Machine, Worktop Over, uPVC Half-Glazed D/g Door to Rear Garden.

**1st Floor Split-Level Landing - 7' 11" x 5' 0" (2.41m x 1.52m)**

Stripped Floorboards, Hatch to Insulated Loft. Original Doors to Bedrooms 1, 2 & Shower Room.

**Bedroom 1 - 14' 9" x 9' 9" (4.49m x 2.97m)**

Stripped Floorboards, 2x Grey uPVC Dual Sash Windows to Front (fitted 2019), Modern Bar Radiator, Cast Iron Feature Fireplace to Exposed Brick Chimney Breast, Picture Rail, Hanging Rail & Fixed Shelving to Recesses.

**Bedroom 2 - 11' 6" x 9' 6" (3.50m x 2.89m)**

Stripped Floorboards, uPVC D/g Window to Rear, Modern Bar Radiator to Exposed Brick Wall.

**Shower Room - 7' 6" x 6' 9" (2.28m x 2.06m)**

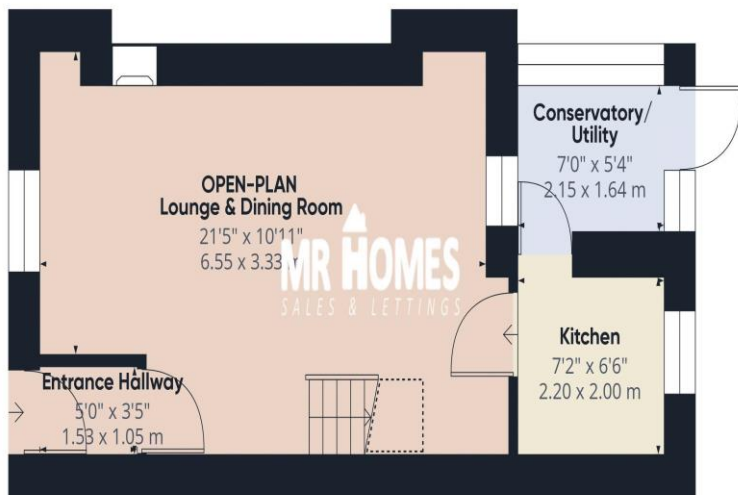
Tiled Flooring, Large Walk-In-Shower with Mixer Shower, Dual Hand-Held and Rainfall Shower Heads, Feature Oval Sink with Mixer Tap Over and Vanity Drawers, Close-Coupled W.c, Modern Bar Radiator, uPVC Obscured D/g Window to Rear. Door to Airing Cupboard with Slat Shelving.

**Rear Garden - Beautiful Rear Garden with Astroturf Pathway, Patio with Pergola.**

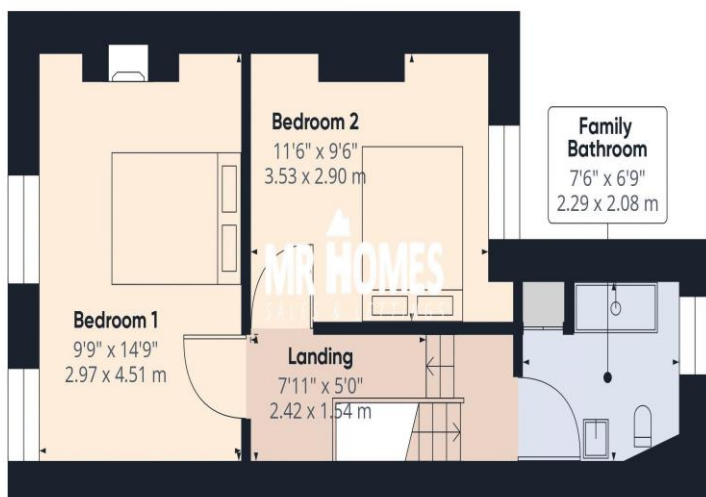
Mature Tree to Rear of Garden Giving Privacy, Outside Tap.



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>(1)</sup>**

752.51 ft<sup>2</sup>  
69.91 m<sup>2</sup>

**Reduced headroom**

35.38 ft<sup>2</sup>  
3.29 m<sup>2</sup>

(1) 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.

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## CARDIFF WEST

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