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MR HOMES
SALES & LETTINGS



Stafford Road
Cardiff
CF11 6SU

Guide Price £170,000 to £180,000
Freehold

Overview

- NO CHAIN!!!
- VACANT
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING TO DINING ROOM
- FAMILY BATHROOM
- COUNCIL TAX = C
- FREEHOLD
- uPVC D/G WINDOWS
- CLOSE TO CARDIFF CITY CENTRE



MR HOMES INTRODUCE THIS TWO BEDROOM FAMILY HOME SITUATED IN THE POPULAR AREA OF GRANGETOWN. LARGE LIVING/DINING ROOM. KITCHEN. ENCLOSED REAR GARDEN

The property briefly comprises of Entrance hallway, Spacious Living/Dining Room, Kitchen leading to an overgrown garden. To the first floor Two double bedrooms - Family Bathroom. Close Walking distance to Cardiff City Centre, Taff trail and outdoor parks. With the M4 corridor being only a short drive away. The property has been realistically priced due to property needing upgrading.

EPC Rating= AWAITING ASSESSMENT

COUNCIL TAX= C

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Living Room

Fitted carpets. Double panel radiator x2. Gas meter. Consumer unit. Electric meter. uPVC double glazed window x2. Stairs to 1st floor.

Entrance porch

Fitted carpets. uPVC double glazed front door. Door leading to living room.

Kitchen

Tiled flooring. Tiling above worktops. uPVC double glazed windows x2. 4 ring gas hob with oven below and extractor above. Double panel radiator. Stainless Steel sink with mixer tap and drainer. EuroCombi Ariston Boiler. uPVC double glazed obscured door leading to rear garden.

Landing

Fitted carpets. Access to both bedrooms. Access to bathroom. Loft hatch.

Bedroom 1

Fitted carpets. Double panel radiator. uPVC double glazed window to front x2. Built in wardrobes.

Bedroom 2

Fitted carpets. Double panel radiator. uPVC double glazed window to rear. Coving.

Family Bathroom

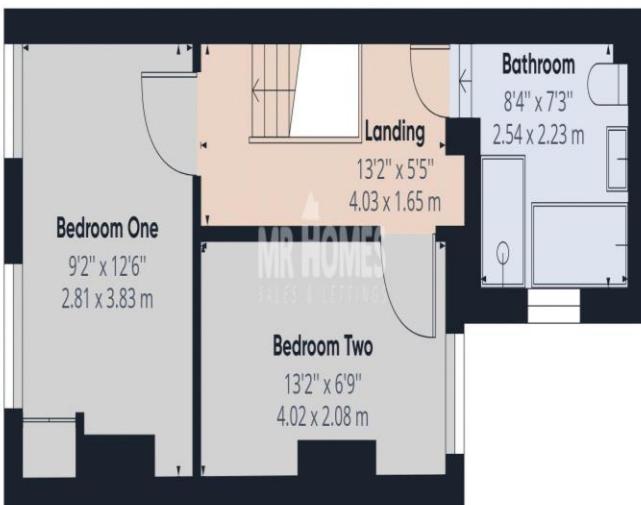
Tiled floor to ceiling. Bath with mixer tap. Shower cubicle with mains shower. Wash hand basin with mixer tap. W.c. chrome heated towel radiator. uPVC double glazed obscured window to side.



Entry
2'11" x 2'9"
0.90 x 0.84 m



Floor 0



Floor 1

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.

Approximate total area⁽¹⁾

719.60 ft²
66.85 m²

Reduced headroom

11.51 ft²
1.07 m²

(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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