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MR HOMES
SALES & LETTINGS



North Clive Street
Grangetown, Cardiff
CF11 6NS

Guide Price £210,000 to £220,000
Freehold

North Clive Street, Grangetown, Cardiff, CF11 6NS

- NO CHAIN
- NEWLY FITTED KITCHEN
- NEWLY INSTALLED WORCESTER COMBI BOILER
- NEW FLOORING & CARPETS
- 3-BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN PLUS STORAGE
- GAS CENTRAL HEATING (NEW BOILER)
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN – 3-BEDROOM MID-TERRACED - NEWLY FITTED KITCHEN - NEWLY INSTALLED GAS CENTRAL HEATING BOILER - NEWLY LAID FLOORING TO RECEPTION ROOMS - NEWLY LAID CARPET TO HALL, STAIRS, LANDING & BEDROOMS - uPVC DOUBLE GLAZING - ON STREET PARKING - FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this 3-Bedroom mid-terraced property in the popular location of Grangetown, with Cardiff city centre nearby, as well as transport links including Grangetown railway station. In brief, the property comprises: Entrance Hallway; Open Plan Reception Rooms (Living Room/Dining Room); Newly Fitted Kitchen; Stairs to First Floor Landing with access to Family Bathroom and all Bedrooms; Enclosed Rear Garden with Storage Unit.

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

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 pavement

Entrance Hallway

13' 11" x 2' 10" (4.24m x 0.86m)

Accessed via composite front door with obscured and leaded DG panels; newly carpeted; access to Reception Rooms; stairs rise to First Floor

Reception Room Front

10' 2" x 10' 11" (3.10m x 3.32m)

Laminate flooring; feature fireplace radiator; cupboard containing gas meter; uPVC DG window to front; open plan to Rear Reception

Reception Room Rear

10' 10" x 11' 5" (3.30m x 3.48m)

Laminate flooring; feature fireplace; radiator; cupboard containing electricity meter and new RCD Consumer Unit; under stairs storage cupboard; uPVC DG window to rear; access to Kitchen

Understairs Storage

7' 2" x 2' 6" (2.18m x 0.76m)

Kitchen

7' 4" x 7' 9" (2.23m x 2.36m)

2 terracotta tiled steps lead down into newly fully fitted kitchen; laminate flooring; matching wall and base units with worktops over and tiled splash backs; integrated Lamona 4-ring gas hob; integrated Lamona electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; cupboard housing new central heating boiler: Worcester Combi; uPVC DG window to rear; uPVC door with obscured DG panel and obscured DG transom over proves access to Rear Garden

First Floor Landing

7' 8" x 4' 10" MAX (2.34m x 1.47m)

Newly carpeted; access to Family Bathroom; dog-legged providing access to Bedroom 1; access hatch to loft

Family Bathroom

7' 8" MAX x 7' 11" MAX (2.34m x 2.41m)

Vinyl flooring; radiator; new WC; pedestal Wash hand basin with separate hot and cold water taps; panelled bath with separate hot and cold water taps; electric Triton T80si shower over; wet wall panel surrounds bath and sink area; extractor fan; uPVC obscured DG window to rear

Bedroom 1

10' 9" x 9' 2" (3.27m x 2.79m)

Carpeted; radiator; uPVC DG window to rear

First Floor Hallway

2' 8" x 6' 0" (0.81m x 1.83m)

Carpeted; providing access to Bedrooms 2 & 3

Bedroom 2

10' 4" x 8' 1" (3.15m x 2.46m)

Carpeted; radiator; uPVC DG window to front

Bedroom 3

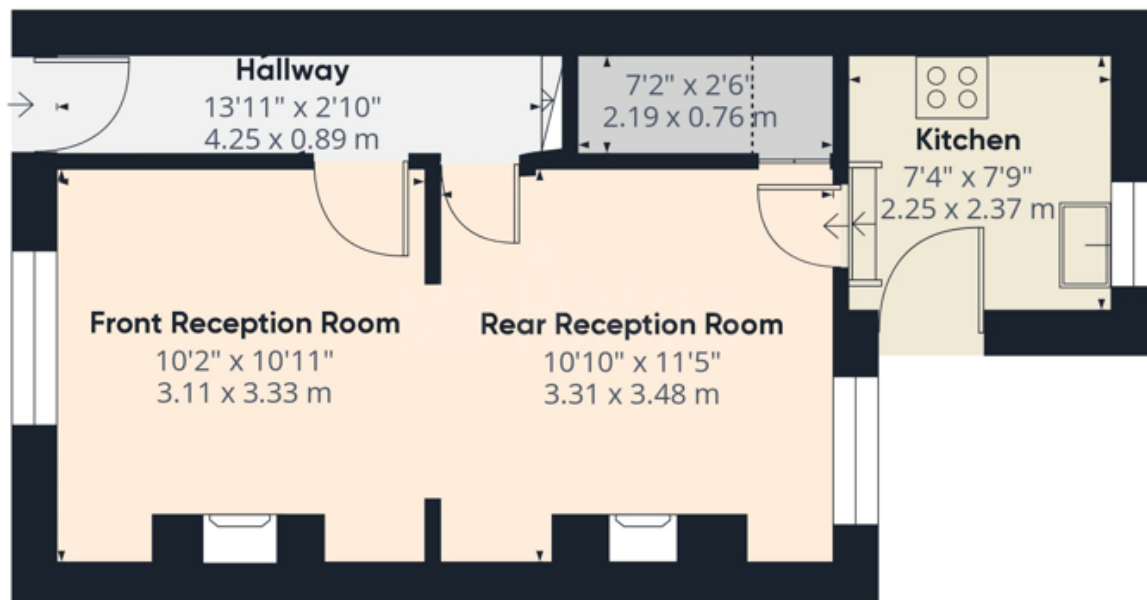
7' 5" x 5' 11" (2.26m x 1.80m)

Carpeted; radiator; uPVC DG window to front

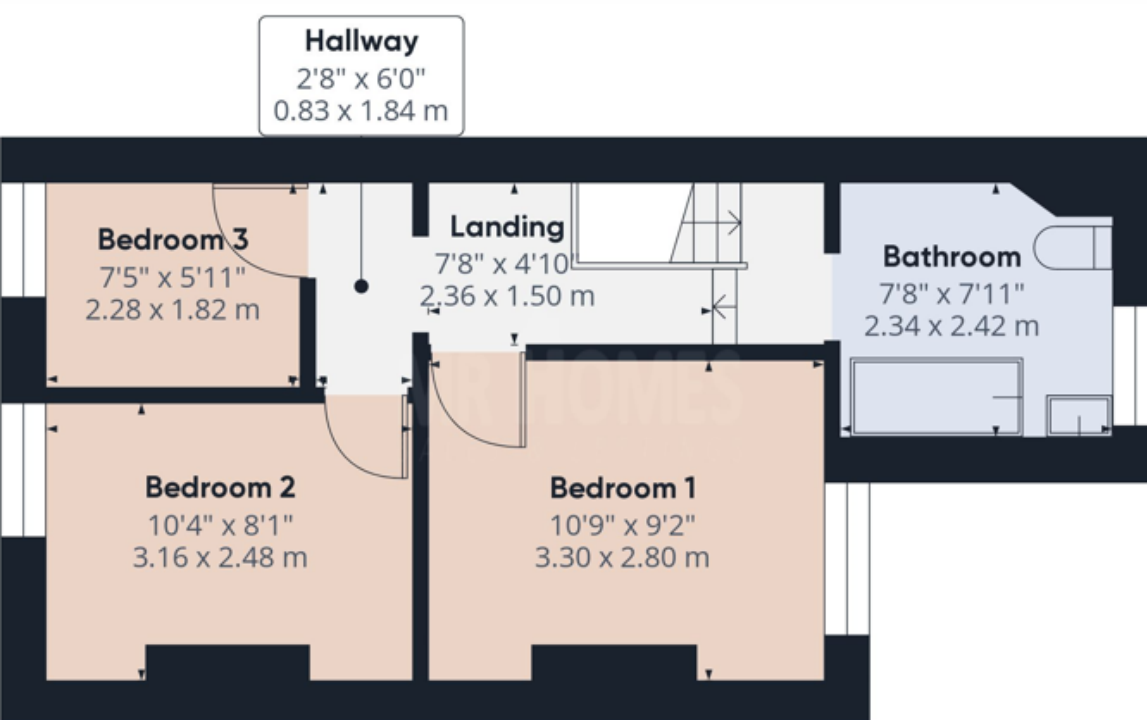
Rear Garden

Enclosed and laid to concrete; metal storage unit





Floor 0



Floor 1

Approximate total area: 691.16 ft² / 64.21 m²
 Reduced headroom: 11.69 ft² / 1.09 m²
 Reduced headroom: - - - - - Below 5 ft / 1.5 m

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

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.

CARDIFF & THE VALE

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