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MR HOMES  
SALES & LETTINGS



Dorset Street,  
Grangetown,  
Cardiff CF11 6PS

Guide Price £225,000 to £235,000  
Freehold

# Dorset Street

## Grangetown, Cardiff, CF11 6PS

### Overview

- NO CHAIN!!!
- TERRACED FAMILY HOME
- 2x DOUBLE BEDROOMS
- OPEN-PLAN THROUGH LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- SPACIOUS BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO CARDIFF CITY CENTRE
- uPVC D/G WINDOWS & GAS C/H with COMBI
- FREEHOLD



NO CHAIN!!! TERRACED FAMILY HOME –  
2x DOUBLE BEDROOMS - OPEN-PLAN  
THROUGH LOUNGE / DINER -  
KITCHEN/BREAKFAST ROOM - SPACIOUS  
BATHROOM SUITE - ENCLOSED REAR  
GARDEN - SOUGHT AFTER LOCATION  
NEAR TO CARDIFF CITY CENTRE &  
CARDIFF BAY - CLOSE TO TRAIN STATION -  
EXCELLENT TRANSPORT LINKS –  
FREEHOLD.

**MR HOMES** Offer **FOR SALE** this Well Presented 2-Bedroom Property Located in Grangetown, near to Cardiff City Centre & Cardiff Bay, The Property has Excellent Transport Links, Near to Grangetown Train Station with Regular Bus Services Running also. The Property briefly comprises; Entrance Hallway, Open-Plan Through Lounge/Diner, Kitchen/Breakfast Room. Staircase to the 1st Floor Split-Level Landing, Bedrooms 1, 2 & a Family Bathroom Suite. The Good Size Rear Garden is Low-Maintenance & Enclosed. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = D. Council Tax Band = C.  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)  
FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



## Entrance Hallway

Enter via uPVC Door, fitted carpet, double panel radiator, coving, understairs storage area. Doors to; Through Lounge/Diner & Kitchen/Breakfast Room. Staircase to 1st Floor Landing.

## Through Lounge / Diner

22' 2" x 9' 3" (6.75m x 2.82m)

Fitted carpet, 2x uPVC D/g windows to front & rear, double panel radiator & single panel radiator, coving.



## Kitchen / Breakfast Room

18' 1" x 9' 4" (5.51m x 2.84m)

Tiled flooring, matching wall & base units, work surfaces over, tiled splashbacks, stainless steel sink & drainer with mixer tap, uPVC D/g window to rear, freestanding gas cooker, plumbed for washing machine, double panel radiator, uPVC half-glazed & obscured D/g door to rear garden.

## 1st Floor Landing - Split-Level

Fitted carpet to staircase & landing, coving, fitted cupboard, hatch to insulated loft. Doors to; Bedrooms 1, 2 & Family Bathroom.

## Bedroom 1

14' 7" x 10' 5" (4.44m x 3.17m)

Fitted carpet, 2x uPVC D/g windows to front, double panel radiator, original cast iron fireplace (decorative), coving.

## Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Fitted carpet, uPVC D/g window to rear, single panel radiator, original cast iron fireplace (decorative), coving, fitted cupboard.



## Family Bathroom Suite

11' 2" x 9' 4" (3.40m x 2.84m)

Vinyl flooring, panel bath with electric shower over, pedestal wash hand basin, close-coupled W.c, wall mounted electric extractor fan, single panel radiator, uPVC D/g 'tilt & turn' window to rear. Door to airing cupboard housing combi-boiler.

## Rear Garden - Enclosed

Low-Maintenance - 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.



## CARDIFF WEST

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