



Court Road, Grangetown CARDIFF CF11 6RY

welcome to
Court Road, Grangetown
CARDIFF

- NO ONWARD CHAIN
- THREE BEDROOM PROPERTY
- OPEN PLAN LOUNGE/ DINER
- MODERN BATHROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of
£250,000

We are delighted to be offering for sale this well presented three bedroom terraced property situated in the popular residential area, Grangetown.



Entrance Hall

Lounge Area

10' 2" x 11' 10" Max into Chimney breast (3.10m x 3.61m
Max into Chimney breast)

Dining Area

11' 1" min x 11' 3" (3.38m min x 3.43m)

Kitchen

15' 4" x 7' 6" (4.67m x 2.29m)

Bathroom

Lean To

First Floor

Bedroom 1

15' 2" max into recess x 10' 3" (4.62m max into recess x
3.12m)

Bedroom 2

11' 5" max into recess x 9' 6" into chimney breast (3.48m
max into recess x 2.90m into chimney breast)

Bedroom 3

9' 4" x 7' 3" (2.84m x 2.21m)

view this property online allenandharris.co.uk/Property/CTN109412



Property Ref:
CTN109412 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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