

02920 204 555

Homes House

253 Cowbridge Road West,
Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Corporation Road,
Grangetown,
Cardiff CF11 7AT

Guide Price £350,000
Freehold

Corporation Road Grangetown, Cardiff, CF11 7AT

Overview

- ACCOMMODATION OVER FOUR FLOORS
- TRADITIONAL BAY FRONTED HOUSE
- WONDERFUL FAMILY HOME OR BTL INVESTMENT
- FOUR BEDROOMS & ATTIC ROOM
- CONVERTED BASEMENT
- OPEN PLAN GROUND FLOOR ROOMS
- GF BATHROOM & FF SHOWER ROOM
- SOUTH-WEST FACING GARDEN
- STONES THROW FROM SHOPS & AMENITIES
- WALK TO THE BAY, CITY CENTRE & TAFF TRAIL



FOUR STOREY 4-BED SPACIOUS FAMILY HOME
BASEMENT - GROUND FLOOR - FIRST FLOOR -
ATTIC ROOM
SOUTH-WEST FACING REAR COURTYARD GARDEN
(GATED) REAR LANE ACCESS
FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Extremely Spacious 4 Storey Terraced Property, Appearances can be deceiving! Situated on leafy Corporation Road and located within walking distance of local shops, amenities and the City Centre is this traditional bay fronted family home offering substantial accommodation spread over four floors! The sheer scale of wonderful property will appeal to those of you looking for a spacious family home or BTL Investment opportunity. Starting from the bottom, the converted basement offers a multitude of uses whilst the ground floor offers a bay fronted lounge open to dining area which in turn leads to the fitted kitchen, utility room and bathroom. The first floor offers four bedrooms, shower room and staircase rising to the spacious loft room offering views across the chimney tops of the local area. The south westerly facing garden offers gates for access to the neighbouring lane and has been laid to concrete patio keeping maintenance to a minimum! To see all that this superb home has to offer call Mr Homes today!

EPC Rating - D.

Council Tax Band = E

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

SCHOOL CATCHMENTS:

Grangetown 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 Porch - 5' 6" x 3' 8" (1.68m x 1.12m) Accessed via glass panelled door into porch. Glass panelled door to:

Hallway - 9' 8" x 3' 7" (2.94m x 1.09m) Stairs rising to first floor landing, cloak hanging space, radiator, dado rail and door to dining area.

Living Area - 15' 1" x 13' 1" (4.59m x 3.98m) Double glazed bay window to front, dado rail, solid wood flooring, radiator, TV aerial point, power points and steps leading down to:

Dining Area - 13' 4" x 11' 0" (4.06m x 3.35m) Glass panelled double doors to rear garden, dado rail, radiator, solid wood floor, power points and space for dining table and chairs. Steps down to:

Kitchen - 12' 10" x 10' 2" (3.91m x 3.10m) Fitted kitchen offering a range of wall cupboards and base units with worktops overextending to breakfast bar with stools. Sink unit with drainer and mixer tap, integral electric oven with gas hob and cooker hood over plus space for fridge freezer. Tiled splash backs, power points, double glazed window to side, door to utility room and door to basement access.

Utility room - 10' 2" x 8' 8" (3.10m x 2.64m)

Fitted wall cupboards and base units with worktops over and ceramic bowl sink unit. Wall mounted Glow.Worm Betacom 2 28kw combi-boiler, space for white goods, radiator, power points, door to garden, double glazed window to side and door to bathroom.

Bathroom - 9' 6" x 7' 11" (2.89m x 2.41m) Comprising a close-coupled w.c, vanity unit wash hand basin and corner bath unit with mixer tap and shower fitting. Tiled splash backs, tiled floor, radiator and obscured double-glazed windows to side and rear.

Basement - Bedroom/Reception Room - 22' 5" Max x 11' 6" Max (6.83m Max x 3.50m Max) This versatile space is currently used as a bedroom but offers a multitude of potential uses including study/snug/additional reception room, etc. Double glazed window to front and door to rear for access to rear garden. Two radiators fitted shelving and power points.

First Floor Landing - 22' 5" x 2' 9" (6.83m x 0.84m)

Split level landing, dado rail, radiator, loft hatch to rear, power points, doors to 4 bedrooms and shower room plus staircase rising to attic room.

Master Bedroom - 15' 11" x 12' 4" (4.85m x 3.76m) Two double glazed windows to front, 'Jack & Jill' door to Bedroom Two, radiator and power points.

Bedroom Two - 11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window to rear, 'Jack & Jill' door to Master Bedroom, radiator and power points.

Bedroom Three - 10' 3" x 8' 4" (3.12m x 2.54m) Double glazed window to rear, dado rail, radiator and power points.

Bedroom Four - 8' 1" x 7' 3" (2.46m x 2.21m) Double glazed window to side, fitted wardrobe, radiator and power points.

Shower Room - 7' 10" x 5' 2" (2.39m x 1.57m) Comprising a close-coupled w.c, wash hand basin and walk in shower unit with tiled splash backs. Radiator and obscured double-glazed window to side.

Attic Room - 18' 2" x 17' 1" (5.53m x 5.20m)

'Velux' D/g skylights to front and rear, radiator, lighting and power points. NB: Headroom Reduced to sides due to sloping roof.

Outside Front Terrace/Forecourt - Enclosed

Rear & Side Courtyard Garden - SOUTH-WEST FACING

Enclosed south-west facing garden laid to concrete patio with gates opening to rear lane (gated at either end with residential key holders).



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 -1



Floor 0

Approximate total area⁽¹⁾

1994.72 ft²

185.32 m²

Reduced headroom

109.89 ft²

10.21 m²



Floor 1



Floor 2

(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.

GIRAFFE360

CARDIFF OFFICE

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