

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

E: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Blaise Place,
Grangetown,
Cardiff CF11 6JR

Guide Price £350,000 to £375,000
Freehold

Blaise Place, City Gardens, Grangetown, Cardiff, CF11 6JR

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- DETACHED 3-BED FAMILY PROPERTY
- VERY WELL PRESENTED THROUGHOUT
- LIVING ROOM / DINING ROOM & RE-FITTED KITCHEN
- UTILITY & DOWNSTAIRS W.C
- MASTER BEDROOM with EN-SUITE
- LARGE DRIVEWAY & LARGE INTEGRAL GARAGE
- ATTRACTIVE LANDSCAPED GARDENS
- QUIET CUL-DE-SAC LOCATION
- FREEHOLD



NO CHAIN!!!

MOVE STRAIGHT INTO THIS DETACHED 3-BEDROOM FAMILY HOME - LOCATED IN THE POPULAR CITY GARDENS SET ON A QUIET CUL-DE-SAC - LIVING ROOM - DINING ROOM & RE-FITTED KITCHEN - UTILITY ROOM - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - MODERN FAMILY BATHROOM SUITE - LARGE DRIVEWAY - LARGE INTEGRAL GARAGE - ATTRACTIVE FRONT & REAR LANDSCAPED GARDENS - RESIDENT PERMIT PARKING AREA - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Detached 3-Bedroom Property; comprising in brief; Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom/ Downstairs W.c, Staircase to the First Floor Landing, Master Bedroom with En-Suite, Bedroom2, Bedroom 3, Modern Family Bathroom Suite. The Attractive Front Garden is Landscaped, there is a Lockable Side Gate accessing the Beautifully Landscaped Rear Garden, there is a Large Driveway to the Front which leads to the Integral Garage. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating. SCHOOL CATCHMENTS: Ninian Park Primary School (year 2024-25), Ysgol Pwll Coch (year 2024-25), Fitzalan High School (year 2024-25), Ysgol Gyfun Gymraeg Glantaf (year 2024-25).

EPC Rating = Awaiting Assessment...

Council Tax Band = E.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hall 5' 0" x 2' 10" (1.52m x 0.86m)

Living Room 14' 0" x 10' 10" (4.26m x 3.30m)

Dining Room 12' 1" x 8' 0" (3.68m x 2.44m)

Kitchen 10' 0" x 9' 10" (3.05m x 2.99m)

Utility Room 7' 3" x 5' 0" (2.21m x 1.52m)

Cloakroom/ Downstairs W.c 8' 6" x 3' 0" (2.59m x 0.91m)

Landing 6' 0" x 4' 2" (1.83m x 1.27m)

Master Bedroom 15' 0" x 9' 9" (4.57m x 2.97m)

En-Suite 8' 0" x 3' 9" (2.44m x 1.14m)

Bedroom 2 14' 0" x 9' 6" (4.26m x 2.89m)

Bedroom 3 9' 10" x 8' 0" (2.99m x 2.44m)

Family Bathroom Suite 8' 0" x 5' 7" (2.44m x 1.70m)

Garage - Integral 17' 0" x 8' 6" (5.18m x 2.59m)

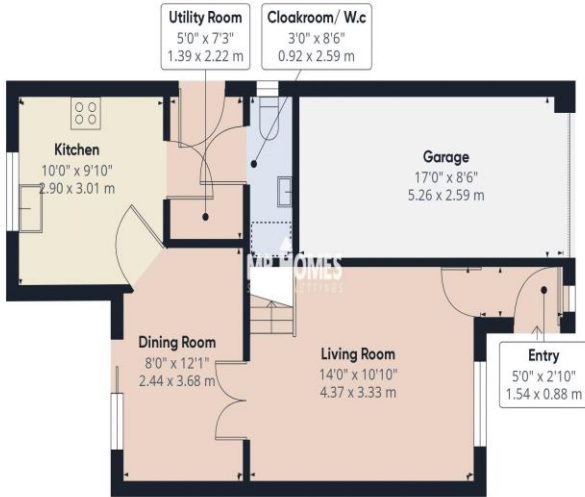
Large Private Driveway

Attractive Front Garden

Attractive & Landscaped Rear Garden - Enclosed



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 0



Floor 1



Approximate total area⁽¹⁾

1056.15 ft²
98.12 m²

Reduced headroom

5.27 ft²
0.49 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.

GIRAFFE360

CARDIFF OFFICE

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD