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Hansom Place, Grangetown, Cardiff CF11 8AX

Guide Price £189,950 to £199,950 Freehold

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- Overview
 NO CHAIN!!! MOVE STRAIGHT IN!!! QUIET CUL-DE-SAC
- GUIDE PRICE: £189,950 to £199,950
- EXTENDED 2-BED END-OF-LINK PROPERTY
- SOUTH-WEST FACING REAR GARDEN
- OPEN-PLAN GROUND FLOOR
- MODERN KITCHEN to DINING ROOM to SITTING ROOM
- BEAUTIFUL MATCHING BATH & SHOWER ROOM
- FITTED WARDROBES
- DOUBLE DRIVEWAY
- FREEHOLD



MOVE STRAIGHT INTO THIS EXTENDED 2-BED END-OF-LINK PROPERTY LOCATED IN THE POPULAR CITY GARDENS ON A QUIET CUL-DE-SAC - OPEN-PLAN MODERN LIVING - BEAUTIFUL BATH & SHOWER ROOM - MAIN BEDROOM with FLOOR TO CEILING FITTED WARDROBES - SOUTH-WEST FACING PRIVATE REAR GARDEN -DOUBLE DRIVEWAY TGO FRONT -FREEHOLD.

MR HOMES Offer FOR SALE this Modern 2-Bedroom Extended Property, comprising in brief; Porch Entrance, Modern Kitchen Open-Plan to the Dining Room which is Open-Plan to the Sitting Room, The Beautiful Matching Bath & Shower Room is located on the Ground Floor. Staircase to the 1st Floor Landing, Bedroom 1 with Fitted Wardrobes & Bedroom 2 with 2 Windows which Received plenty of Natural Light. The South-West Facing Rear Garden is Very Private and leads around the Property to a Lockable Gate which leads to the Front of the Property and the Double Driveway. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic c30kw Combi-Boiler.

EPC Rating = D. Council Tax Band = C. WWW.MR-HOMES.CO.UK FREE MORTGAGE ADVICE AVAILABLE **UPON REQUEST...**







Porch Entrance

4'9" x 4'0" (1.45m x 1.22m)

Kitchen/Diner - OPEN-PLAN

21' 0" x 10' 6" (6.40m x 3.20m)

Living Room

10' 10" x 9' 0" (3.30m x 2.74m)

Bath & Shower Room - Modern

9'0" max x 5' 10" (2.74m x 1.78m)

Staircase to Landing

9'0" x 2'7" (2.74m x 0.79m)

Bedroom 1 with Fitted Wardrobes

10' 0" x 8' 6" to front of fitted wardrobes (3.05m x 2.59m)

Bedroom 2

11'0" x 4' 10" (3.35m x 1.47m)

Outside Front - Low-Maintenance - Lockable Side Gate Accessing the Rear Garden

Rear Garden - Enclosed by Feather Edge Fencing
Decking/Terrace with Pergola - Laid Lawn - Patio Pathway Around Property Leads to the Front &
Driveway.

Double Driveway to Front.



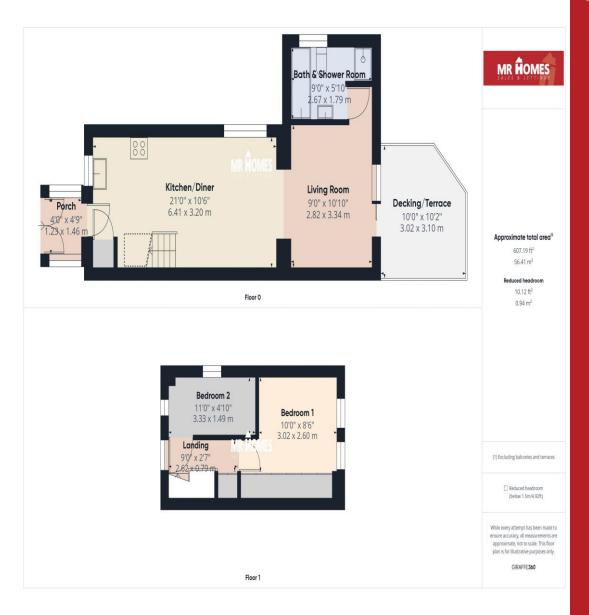








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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