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MR HOMES
SALES & LETTINGS



Blaise Place, City Gardens
Grangetown
Cardiff CF11 6JR

Guide Price £150,000 to £160,000
Freehold

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

Overview

- IDEAL FIRST TIME BUYER OR BUY TO LET PURCHASE
- MODERN PROPERTY
- MOVE STRAIGHT IN
- DOUBLE BEDROOM
- SPACIOUS LOUNGE
- PRIVATE ENCLOSED GARDEN
- ALLOCATED DOUBLE DRIVEWAY
- uPVC DOUBLE GLAZING
- GAS C/H with GLOW.WORM COMBI-BOILER
- FREEHOLD



A MODERN & SPACIOUS ONE BEDROOM MAISONETTE ARRANGED OVER 2 FLOORS - MOVE STRAIGHT IN - PRIVATE ENCLOSED GARDEN - PRIVATE DOUBLE DRIVEWAY - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - SOUGHT AFTER PRIVATE DEVELOPMENT of CITY GARDENS. FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Modern Mews Style Property. Which is Situated on the Popular Development of City Gardens, an Ideal Location for Cardiff City Centre, Cardiff Bay, and the Capital Retail Park, Leckwith and has Great Links to the A48 & M4 Motorway. The Property Briefly Comprises of: Ground Floor: Entrance Hallway, Spacious Bathroom, First Floor: Lounge/Diner, Kitchen, Double Bedroom with Fitted Wardrobe, Hatch to Insulated Loft. Enclosed Private Garden and Allocated Double Driveway. The Property Further Benefits from having uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm Combi Boiler.

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



GROUND FLOOR:

Entrance Hallway - 9' 4" x 7' 2" (2.84m x 2.18m)

Enter Via uPVC Half-Glazed & Obscured D/g Door, Laminate Flooring, Dado Rail, Single Panel Radiator, Understair Storage Area, Wall Mounted RCD Consumer Unit. Door to Bathroom, Staircase to First Floor.

Bathroom - 8' 7" x 5' 6" (2.61m x 1.68m)

Tiled Flooring, Modern Bathroom Suite, Panel Bath with Mixer Tap & Attached Thermostatic Shower, Pedestal Wash Hand Basin, Close-Coupled W.c, Single Panel Radiator, uPVC Obscured D/g Window to Rear.

FIRST FLOOR:

Lounge/Diner - 15' 2" max x 12' 8" (4.62m x 3.86m)

Laminate Flooring, 2x uPVC D/g Windows to Front & Rear Giving Plenty of Natural Light, Single Panel Radiator, Dado Rail, Coving, Opens to Kitchen & Door to Bedroom. Door to; Airing Cupboard housing an Ideal Atlantic 24Kw Combi-Boiler (Fitted Nov 2022)

Kitchen - 7' 9" x 6' 3" (2.36m x 1.90m)

Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, uPVC D/g Window to Rear, Inset Spotlighting to Ceiling.

Double Bedroom - 9' 7" x 8' 6" (2.92m x 2.59m)

Laminate Flooring, uPVC D/g Window to Front, Single panel Radiator, Door to Fitted Cupboard with Hanging Rail. Hatch to Insulated Loft.

Private Garden - Enclosed with Fencing - South-East Facing

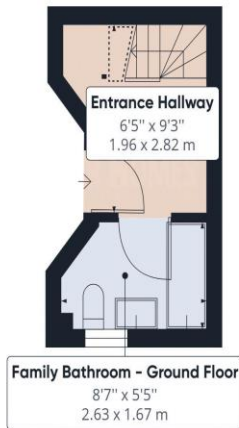
Patio Pathway, Patio & Laid Lawn

Allocated Private Double Driveway

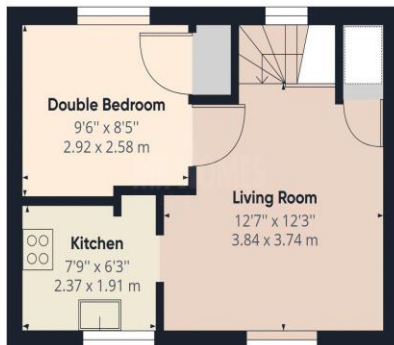
Parking Spaces to Rear of Property.



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⁾

399.62 ft²
37.13 m²

Reduced headroom

15.41 ft²
1.43 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.

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CARDIFF OFFICE

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