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Homes House

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**MR HOMES**  
SALES & LETTINGS



Chester Place,  
Grangetown,  
Cardiff CF11 6PX

Guide Price £300,000 to £325,000  
Freehold



# Chester Place, Grangetown, Cardiff, CF11 6PX

## Overview

- IMMACULATE & VERY SPACIOUS 3x DOUBLE-BEDROOM FAMILY HOME
- 4x RECEPTION ROOMS
- COACH HOUSE (TWO FLOORS)
- LARGE MAIN LOUNGE
- SITTING ROOM OPEN-PLAN TO SUN/GARDEN ROOM
- SPACIOUS KITCHEN/DINER & UTILITY ROOM
- DOWNSTAIRS & UPSTAIRS SHOWER ROOMS
- BEAUTIFUL (SOUTH-WEST FACING) REAR GARDEN
- CLOSE TO CARDIFF CITY CENTRE
- FREEHOLD



## NO CHAIN

**MR HOMES** Offer **FOR SALE** this Very Spacious & Extremely Well Presented 3x Double Bedroom Family Home with a Two Storey Coach House.

**THE MAIN HOUSE** is Extended & Receives Plenty of Natural Light with its Many Windows, has a Large Main Living Room & a Sitting Room which Opens to the Sun/Garden Room. The Modern Kitchen/Diner also receives Plenty of Natural Light and Opens to the Utility Room and Re-Fitted Shower Room, which is also part of the Extension. The 1st Floor has a Split-Level Landing, and comprises of a Very Spacious Master Bedroom, 2 Further Double Bedrooms and a Modern Re-Fitted Shower Room. The South-Facing Rear Garden is a Sun Trap. Decking with a Pergola & Roof Covering Over. Outside Tap, Outside Lighting, Outside Power Points make this Garden truly special in the Evenings. Lockable Side Gate Exits to Chester Place.

**THE COACH HOUSE** has a Ground Floor & 1st Floor, has Double Doors from Chester Place, Windows to the Front & Sides, with a Door into the Rear Garden. The Coach House also has its own RCD Consumer Unit, PowerPoints & Lighting.

EPC Rating = D.

Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## **THE MAIN HOUSE**

### **Entrance Hallway**

10' 0" x 5' 10" (3.05m x 1.78m)

### **Main Lounge**

18' 9" x 15' 0" (5.71m x 4.57m)

### **Sitting Room**

14' 1" x 12' 0" (4.29m x 3.65m)

### **Sun/Garden Room with Velux Skylight**

10' 3" x 8' 0" (3.12m x 2.44m)

### **Kitchen/Diner**

14' 0" x 11' 2" (4.26m x 3.40m)

### **Utility Room**

6' 9" x 5' 0" (2.06m x 1.52m)

### **Shower Room**

8' 0" x 7' 8" (2.44m x 2.34m)

### **1st Floor Landing - Split-Level**

#### **Bedroom 1**

16' 0" x 15' 0" (4.87m x 4.57m)

#### **Bedroom 2**

13' 1" x 12' 0" (3.98m x 3.65m)

#### **Bedroom 3**

11' 2" x 10' 0" (3.40m x 3.05m)

#### **Shower Room**

7' 8" x 5' 0" (2.34m x 1.52m)

### **Beautiful Rear Garden - SOUTH-WEST FACING**

Decking with Roof Covered Pergola, Astroturf, 2x Double PowerPoints - Outside Tap, Lockable Side Gate access onto Chester Place, Door into Coach House.

## **THE COACH HOUSE**

### **Coach House - Ground Floor**

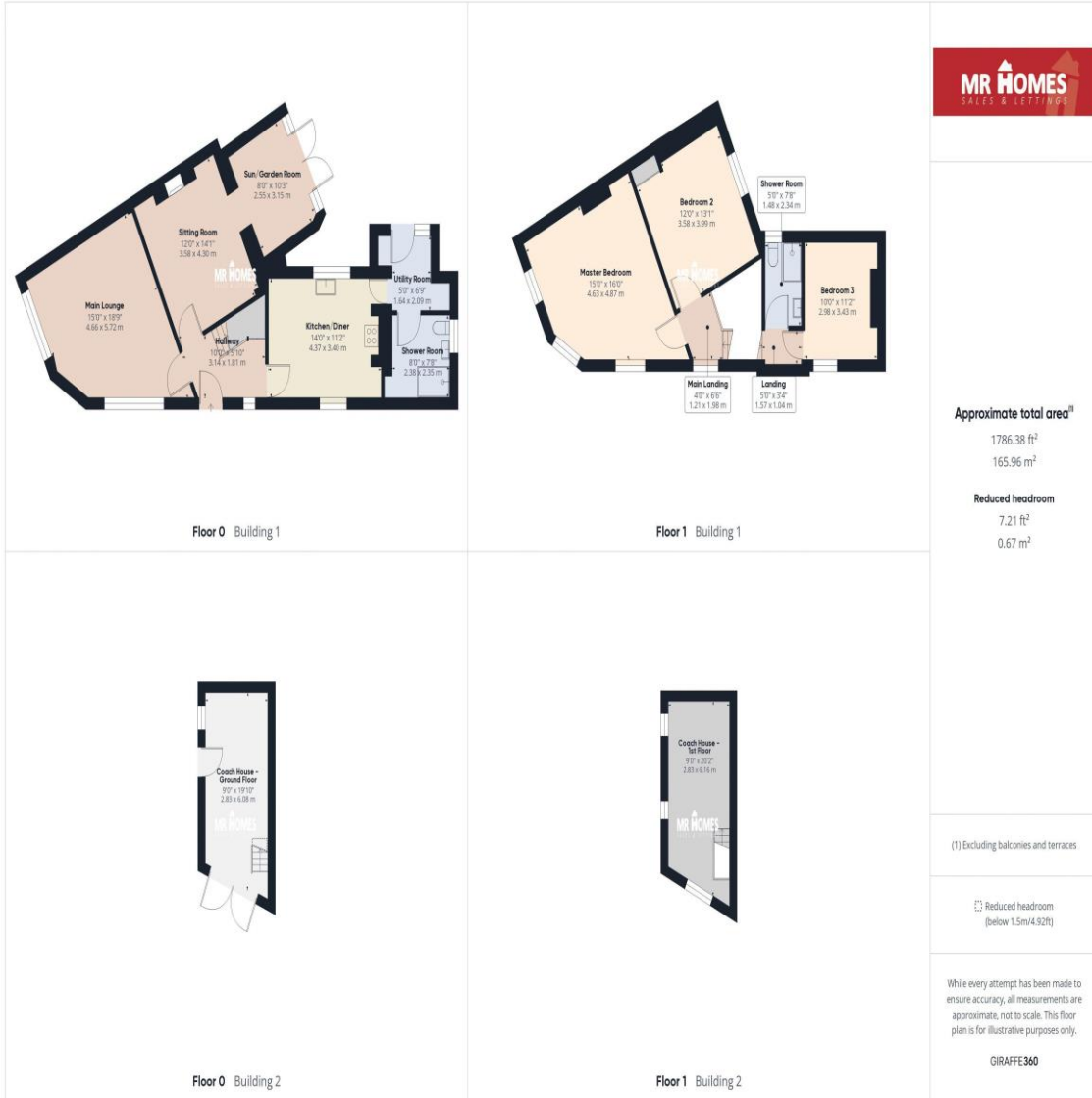
19' 10" x 9' 0" (6.04m x 2.74m)

### **Coach House - 1st Floor**

20' 2" x 9' 0" (6.14m x 2.74m)



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 & THE VALE

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