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Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Court Road,  
Grangetown,  
Cardiff CF11 6SA

Guide Price £220,000 to £230,000  
Freehold

# Court Road, Grangetown, Cardiff. CF11 6SA.

- 4-BED SPACIOUS FAMILY HOME
- 3 STOREYS
- DORMER EXTENSION
- 2x RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- GROUND FLOOR BATHROOM
- ALL DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- CLOSE TO CARDIFF CITY CENTRE
- CLOSE TO GRANGETOWN TRAIN STATION



**4-BED SPACIOUS FAMILY HOME**  
**3x STOREYS - DORMER EXTENSION - 2x RECEPTION ROOMS -**  
**KITCHEN & UTILITY ROOM - GROUND FLOOR BATHROOM -**  
**SOUTH FACING REAR GARDEN**  
**WALKING DISTANCE TO CARDIFF CITY CENTRE &**  
**GRANGETOWN TRAIN STATION**  
**FREEHOLD.**

**MR HOMES** Offer **FOR SALE** this Extended 4-Bedroom Spacious Family Home, comprising in brief; Ground Floor: Entrance Hallway, Living Room Open-Plan to the Dining Room, Kitchen, Utility Room, Family Bathroom Suite. 1st Floor: Split-Level Landing, Bedrooms 1, Bedroom 2, Bedroom 3. 2nd Floor: Bedroom 4/ Dormer Extension. The Rear/Side Garden is Low-Maintenance, Enclosed & South-Facing. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Potterton Promax 28 HEA Combi-Boiler. 360 Degree VR Tour Link:  
<https://tour.giraffe360.com/courtroad83ap/>

**EPC Rating = Awaiting Assessment...**  
**Council Tax Band = C.**

**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)**



**Entrance Hallway**

27' 2" x 4' 9" max (8.27m x 1.45m)

**Living Room - Open-Plan to Dining Room**

16' 2" x 10' 9" (4.92m x 3.27m)

**Dining Room**

11' 4" x 10' 0" (3.45m x 3.05m)

**Kitchen**

10' 5" x 7' 10" (3.17m x 2.39m)

**Utility Room**

8' 0" x 6' 9" (2.44m x 2.06m)

**Family Bathroom**

7' 11" x 6' 6" (2.41m x 1.98m)

**1st Floor Landing**

10' 3" x 4' 7" (3.12m x 1.40m)

**Bedroom 1**

13' 2" x 10' 11" (4.01m x 3.32m)

**Bedroom 2**

11' 2" x 7' 11" min to front of fitted wardrobe (3.40m x 2.41m)

**Bedroom 3**

10' 7" x 5' 10" min to front of fitted cupboard (3.22m x 1.78m)

**Bedroom 4 - Dormer Extension - 2nd Floor**

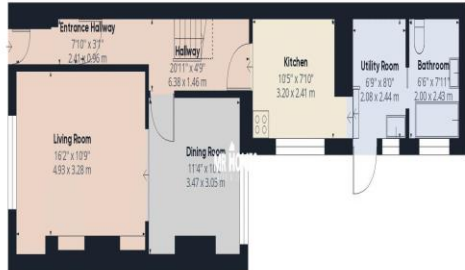
16' 7" x 10' 8" (5.05m x 3.25m)

**Rear / Side Garden - SOUTH-FACING**

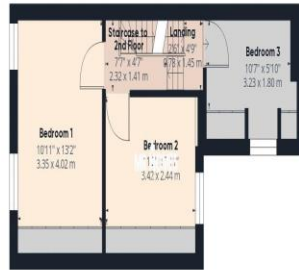
Low-Maintenance & Enclosed - Outside Tap & Light.



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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<sup>(1)</sup>

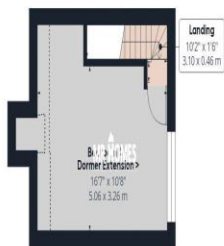
1195.01 ft<sup>2</sup>

111.02 m<sup>2</sup>

Reduced headroom

30.89 ft<sup>2</sup>

2.87 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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