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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Paget Street,
Grangetown,
Cardiff CF11 7LA

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

Paget Street, Grangetown, Cardiff. CF11 7LA.

- NO CHAIN!!! MOVE STRAIGHT IN
- 2-BED GROUND FLOOR FLAT
- PRIVATE ENCLOSED GARDEN (SUNTRAP)
- 2x DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SPACIOUS MODERN BATHROOM SUITE
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER (FITTED 2025)
- FREEHOLD (FLAT 1 OWNS THE FREEHOLD OVER FLATS 2 & 3)



*** Guide Price: £150,000 to £160,000 ***

NO CHAIN SALE - EARLY VIEWING HIGHLY RECOMMENDED.

A WELL PRESENTED 2-BED GROUND FLOOR FLAT with PRIVATE & ENCLOSED REAR GARDEN - 2x DOUBLE BEDROOMS - SPACIOUS LIVING ROOM - KITCHEN/BREAKFAST ROOM - SPACIOUS MODERN BATHROOM SUITE - uPVC D/G WINDOWS - GAS CENTRAL HEATING with COMBI-BOILER (FITTED 2025) - EXCELLENT TRANSPORT LINKS – TENURE: FREEHOLD (FLAT 1 OWNS THE FREEHOLD OVER FLATS 2 & 3).

MR HOMES are pleased to Offer **FOR SALE** this 2-Bedroom Ground Floor Flat, comprising in brief, Communal Entrance, Entrance Hallway, Living Room, Kitchen/Breakfast Room, Bedroom 1, Bedroom 2 & a Modern Family Bathroom Suite. The Flat has uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler, (fitted 2025).

360 Degree VR Tour Link:

<https://tour.giraffe360.com/pagetstreet110gfap>

EPC Rating = D.
Council Tax Band = C.

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

****Prime Location:** ** the property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Communal Entrance

4' 6" x 4' 0" (1.37m x 1.22m)

Enter via uPVC Door into Communal Hallway Door into Entrance Hallway to Flat

Entrance Hallway

11' 11" x 3' 5" (3.63m x 1.04m)

Vinyl Flooring, Plastered Walls And Textured Ceiling, Coving to Ceiling, Doors leading to Living Room, Kitchen/Breakfast Room, Rear Hall Accesses Bedroom 1 and Bedroom 2.

Kitchen/Breakfast Room

12' 0" x 7' 11" (3.65m x 2.41m)

Laminate Flooring, Matching Wall And Base Units With Work Surfaces Over, Tiled Splashbacks Behind Cooker And Sink, Stainless Steel Sink And Drainer With Chrome Mixer tap, Single Panel Radiator, 4 Ring Gas Hob, Neff Electric Oven, Coving to Ceiling, Space for Tall Fridge/Freezer, Plumbed for Washing Machine And Dishwasher, uPVC Full D/g Door to Rear Garden.

Rear Lobby

3' 5" x 2' 10" (1.04m x 0.86m)

Laminate Floor, Coving to Ceiling, Plastered Walls And Textured Ceiling, Doors Leading to Bedroom 1 and Bedroom 2.

Bedroom 1

14' 7" x 11' 11" (4.44m x 3.63m)

Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Wall Mounted RCD Consumer Unit.

Bedroom 2

14' 9" x 8' 1" (4.49m x 2.46m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls And Textured Ceiling, Double Doors to Fitted Wardrobe Under Stairs.

Living Room

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

Laminate Flooring, uPVC D/g Window to Side, Single Panel Radiator, Fireplace With Tiled Hearth, Plastered Walls And Textured Ceiling, Coving to Ceiling, Inset Shelving to 2 Recesses.

Family Bathroom

10' 6" x 6' 3" (3.20m x 1.90m)

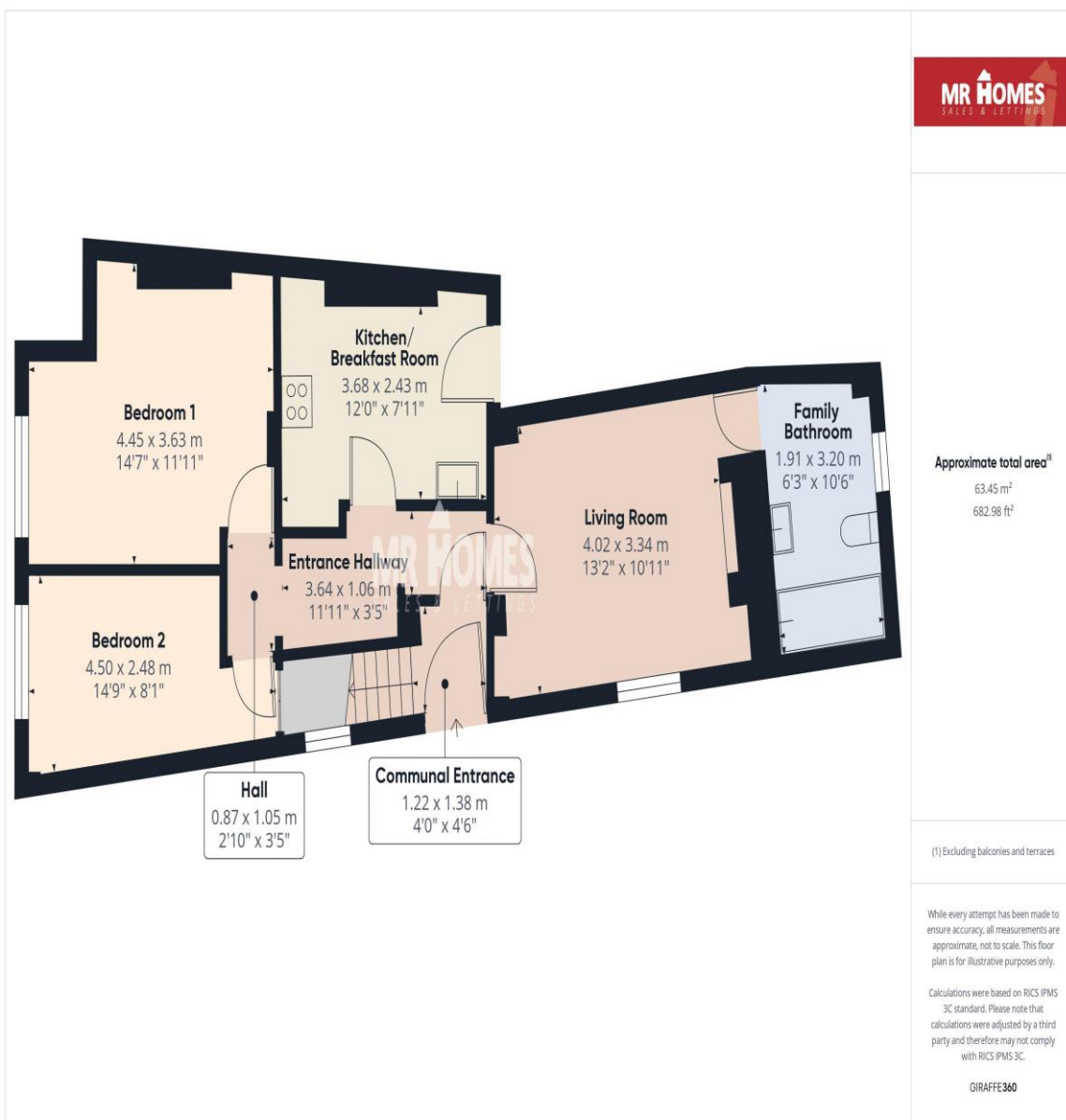
Vinyl Flooring, P-Shaped Panel Bath With Chrome Mixer Tap Over, Mixer Shower Over, With Dual Ring & Handheld Shower Heads, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Single Panel Radiator, Wall Mounted Axia Vent Extractor Fan uPVC Obscure D/g Window to Rear, Wall Mounted Worcester Combi-Boiler, (fitted in 2025)

Rear/Side Garden - Enclosed

Low Maintenance, Stone Chippings & Astro Turf with Sleepers Bordering.



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.



CARDIFF & THE VALE

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