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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Hewell Court, Sevenoaks Street,  
Grangetown, Cardiff  
CF11 7HD

Guide Price £125,000  
Leasehold 89 Years Approx.



# Hewell Court, Grangetown, Cardiff. CF11 7HD.

- SPACIOUS ONE BED GROUND FLOOR FLAT
- MOVE STRAIGHT IN
- IMMACULATE THROUGHOUT
- CLOSE TO SHOPS/AMMENITIES & EXCELLENT TRANSPORT LINKS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- OFF-ROAD PARKING TO FRONT OF PROPERTY
- COMMUNAL FRONT COURTYARD
- PRIVATE FRONT GARDEN
- COMMUNAL SIDE & REAR GARDENS
- LEASEHOLD 89 YEARS APPROX.



IMMACULATE & SECURE 1-BEDROOM GROUND FLOOR FLAT with LEVEL ACCESS - PRIVATE FRONT GARDEN - LARGE COMMUNAL COURTYARDS TO FRONT & SIDE - LARGE COMMUNAL REAR GARDEN with LAID LAWN - FITTED KITCHEN - SPACIOUS LIVING & DINING ROOM - PLENTY OF STORAGE CUPBOARDS - LARGE DOUBLE BEDROOM with FITTED WARDROBES - MODERN 3-PIECE BATHROOM SUITE - uPVC D/G WINDOWS & GAS CENTRAL HEATING Powered by a COMBI-BOILER – TENURE: LEASEHOLD 89 YEARS APPROX.



MR HOMES are very pleased to Offer **FOR SALE** this Spacious 1-Bedroom Ground Floor Flat. Enter the Block via a Communal Security Door with Video Security System, Walk into the Open Courtyard where you will find each flat has its own Front Private & Enclosed Gardens, Door to the Entrance Hallway, 3x Storage Cupboards and 1 External Large Meter Cupboard, Spacious Living & Dining Room, Modern Fitted Kitchen, Large Double Bedroom with Fitted Wardrobe & a Modern 3-Piece White Matching Bathroom Suite. There is a Communal Courtyard to the Side of the Block, which is a Suntrap, and has a Seating Area and Washing Lines, a Further Communal Garden is Laid to Lawn. Off-Road Parking Available to the Front of the Block on Sevenoaks Street. uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/hewellcourt12ap>

**EPC Rating = Awaiting assessment. Council Tax Band = B.**

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)





### Communal Entrance via Security Door with Video Security System

7' 11" x 7' 1" (2.41m x 2.16m)

Enter into Communal Courtyard. Gate to Entrance, Door to Meter Cupboard & Gate to Private & Enclosed Front Garden.

### Entrance Hallway

7' 11" x 7' 1" (2.41m x 2.16m)

Laminate Flooring, Radiator, Doors to Living & Dining Room, Kitchen, Double Bedroom, 3x Storage Cupboards.

### Living & Dining Room

15' 3" x 10' 8" (4.64m x 3.25m)

Laminate Flooring, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Coving to Ceiling.

### Kitchen

10' 11" x 7' 1" (3.32m x 2.16m max)

Matching Wall and Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Front, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Double Panel Radiator.

### Double Bedroom

15' 3" x 8' 5" (4.64m x 2.56m max)

Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Coving to Ceiling, Fitted Floor to Ceiling Wardrobe.

### Bathroom Suite

6' 4" x 5' 0" (1.93m x 1.52m) max

Panel Bath with Taps Over, Mixer Shower Over Bath, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Fully tiled Walls, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Front.

### Private Front Garden

Enclosed with Wrought Iron Railings.

### Communal Courtyard to Side

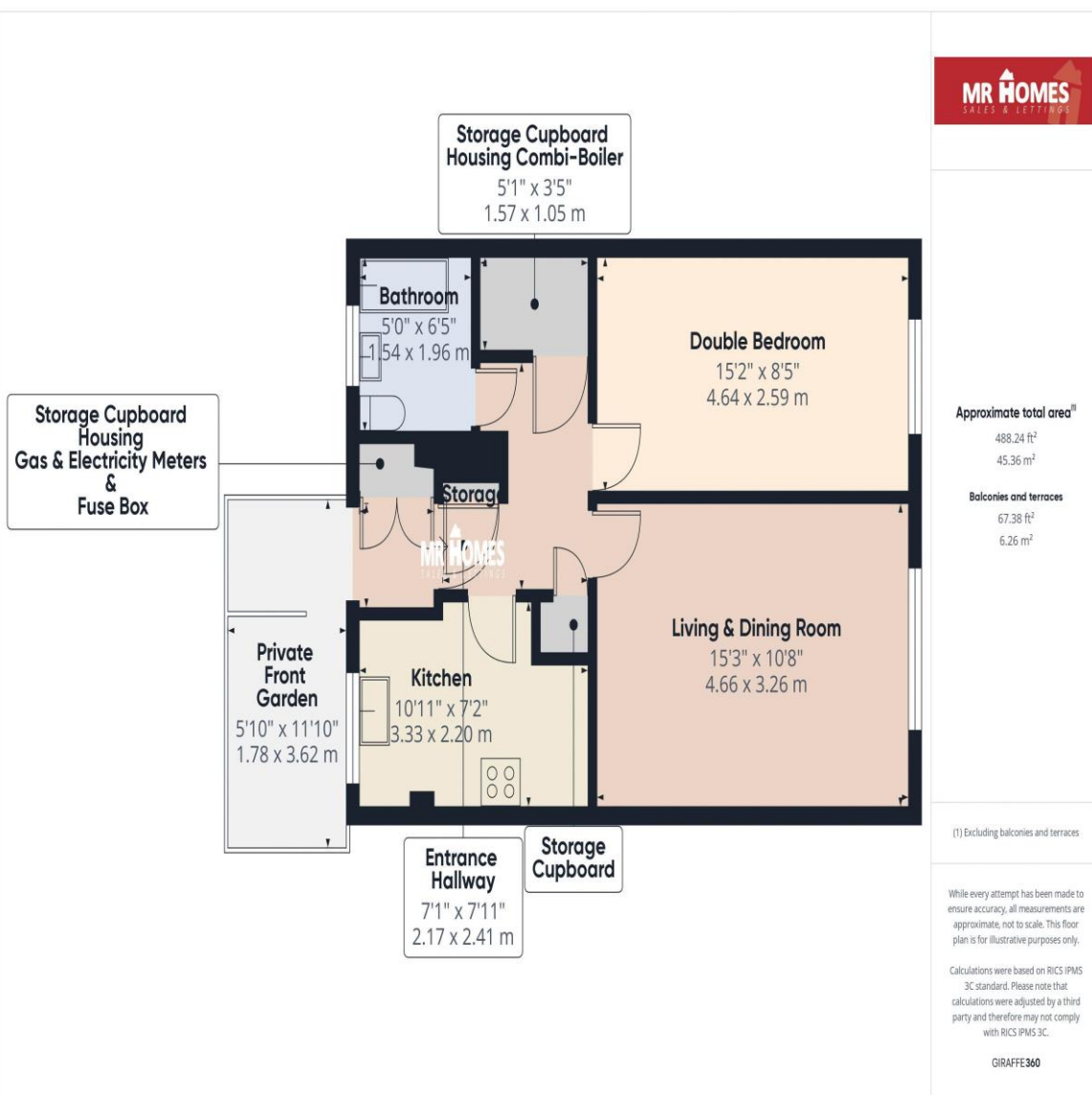
Washing lines for residents use & Sitting Area. Door to Large Communal Storage Shed.

### Rear Communal Garden - Laid to Lawn & Enclosed.

### Off-Road Parking Available to Front of Block



**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.



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