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**MR HOMES**  
SALES & LETTINGS



North Clive Street  
Grangetown, Cardiff  
CF11 6NP

Offers in the Region Of £130,000  
Freehold



# North Clive Street, Grangetown, Cardiff, CF11 6NP

- NO CHAIN
- ATTENTION FIRST TIME BUYERS
- ATTENTION INVESTORS
- 3-BEDROOMS
- 2 RECEPTION ROOMS
- GROUND FLOOR BATHROOM & WC
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - REQUIRES RENOVATION - ATTENTION FIRST TIME BUYERS - ATTENTION INVESTORS - 3-BEDROOM TERRACED PROPERTY - 2 RECEPTION ROOMS - DOWNSTAIRS BATHROOM - DOWNSTAIRS WC - REAR GARDEN

**MR HOMES** are delighted to be representing our clients in bringing to market with **NO ONGOING CHAIN** this excellent opportunity to add value to this 3-bed Grangetown mid-terraced property with uPVC double glazing and gas central heating. Although in need of full renovation and modernisation, this property offers decently proportioned living accommodation and three good sized bedrooms. The property is very close to the shops, cafes, etc, and general amenities of Penarth Road and Clare Road, as well as Grangetown railway station. Cardiff city centre is nearby too, being less than a mile away - walk there in just 20 minutes or take advantage of the various public transport links. Transform this ugly duckling into a swan!



Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Mains Electricity and Gas (currently disconnected). Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALIST INFIMO LTD

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## Outside Front

Accessed from pavement

## Entrance Hallway

Accessed via uPVC door with obscured DG panel; vinyl floor tiles; radiator; RCD Consumer Unit; burglar alarm control panel; access to Reception Rooms; staircase rises to first floor

## Front Reception Room/Lounge

9' 9" x 10' 11" (2.97m x 3.32m)

Concrete flooring; radiator; gas meter (capped/supply cut off); gas fireplace; uPVC DG window to front; open plan to Rear Reception Room/Dining Room

## Rear Reception Room/Dining Room

11' 8" x 11' 6" (3.55m x 3.50m)

Concrete flooring; radiator; gas fireplace; uPVC DG window to rear; access to Hallway and Kitchen

## Kitchen

8' 3" x 8' 0" (2.51m x 2.44m)

Tiled flooring; matching wall and base cupboards with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; under stairs storage area; access to WC, Bathroom and Rear Garden

## Family Bathroom

7' 1" x 4' 5" (2.16m x 1.35m)

Vinyl floor tiles; radiator; matching suite consisting of pedestal Wash hand basin and panelled bath with separate hot and cold water taps and Creda electric shower over; storage cupboard; uPVC obscured DG window to rear

## Downstairs WC

Tiled flooring; WC; gas central heating Combi boiler: Ideal Atlantic 24; uPVC obscured DG window to side

## First Floor Landing

Timber floorboards; storage cupboard; access to all Bedrooms; uPVC DG window to rear

## Bedroom 1/Main Bedroom

11' 3" x 9' 0" (3.43m x 2.74m)

Timber floorboards; radiator; uPVC DG window to rear

## Bedroom 2

10' 5" x 8' 2" (3.17m x 2.49m)

Timber floorboards; radiator; loft hatch; uPVC DG window to front

## Bedroom 3

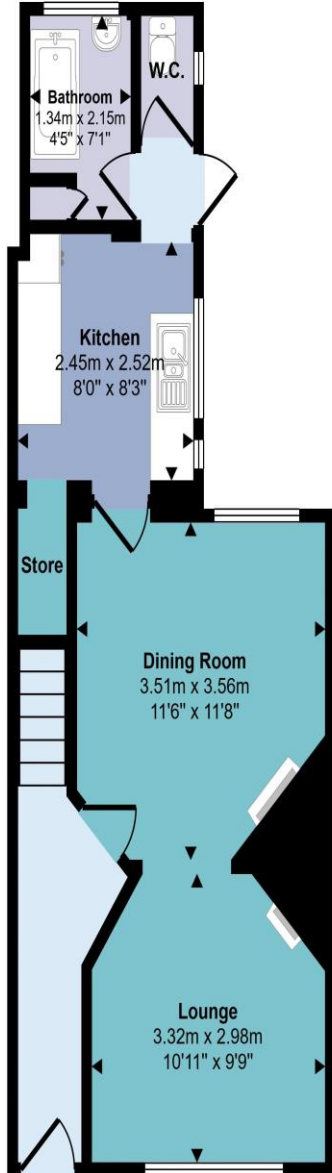
10' 2" x 5' 9" (3.10m x 1.75m)

Timber floorboards; radiator; uPVC DG window to front

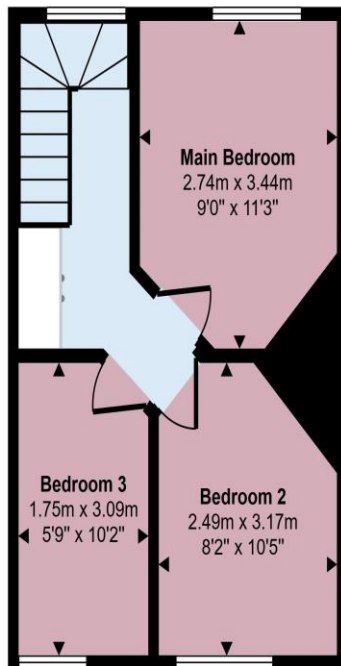




Approx Gross Internal Area  
71 sq m / 765 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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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