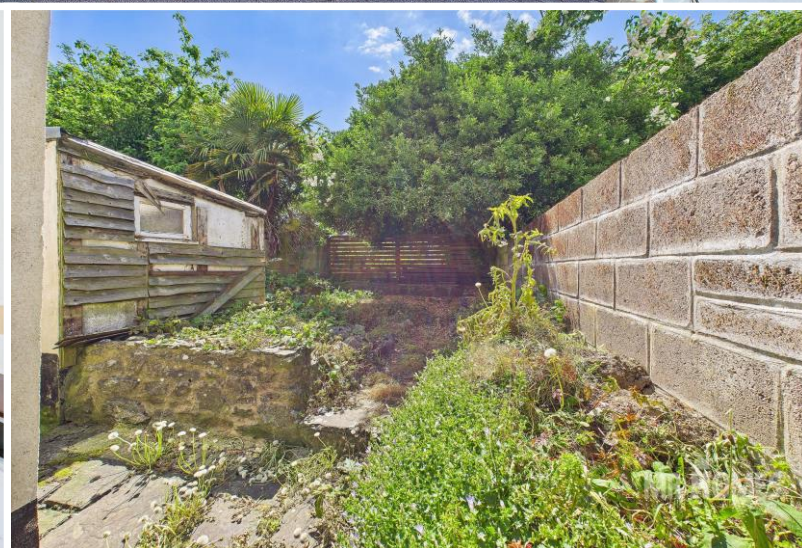


02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Monmouth Street,
Grangetown,
Cardiff CF11 6SF

Guide Price £230,000 to £240,000
Freehold

Monmouth Street, Grangetown, Cardiff. CF11 6SF.

- NO CHAIN
- 3-BED FAMILY HOME with BAY WINDOW
- OPEN-PLAN LIVING ROOM & DINING ROOM
- 3rd RECEPTION ROOM
- SPLIT-LEVEL LANDING
- FRONT TERRACE
- SOUTH-WEST FACING REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



NO CHAIN

3-BED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE
BAY FRONTED - OPEN-PLAN LIVING & DINING ROOM - 3rd RECEPTION
ROOM - UPSTAIRS BATHROOM
SOUTH-WEST FACING REAR GARDEN - FRONT TERRACE
uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Terraced Family Home, comprising in brief; Porch Entrance to the Hallway, Open-Plan Living Room & Dining Room, Understair Storage Cupboard, 3rd Reception Room, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3 & The Family Bathroom. The Front Terrace is Enclosed by Low-Level Brick Walls & Wrought Iron Fencing. The South-West Facing Rear & Side Garden is Enclosed and has an Outbuilding for Storage. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Potterton Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/monmouthstreet7ap/>

EPC Rating = D.
Council Tax Band = D.

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

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Porch - 2' 11" x 2' 9" (0.89m x 0.84m)

Entered Via Composite uPVC Obscure D/g Door, Vinyl Flooring, Doorway to Hallway.

Hallway - 20' 0" x 5' 1" (6.09m x 1.55m)

Vinyl Flooring Continued With Inset Welcome Mat, Single Panel Radiator, Coving to Ceiling, Double Doors to Understair Storage Cupboard, Doors to Open-Plan Living/Dining Room.

Living/Dining Room - OPEN-PLAN - 24' 10" x 10' 9" (7.56m x 3.27m)

Living Room Side Vinyl Flooring, Open-Plan Archway Between Rooms, uPVC D/g Bay Window to Front, Stone Fireplace With Electric Fire, Single Panel Radiator, Original Coving to Ceiling Electric Meter, Gas Meter and Electric RCD Consumer Unit Housed In A Base Unit, Dining Room Side Vinyl Flooring Continued, Single Panel Radiator, uPVC D/g Window to Rear, Coving to Ceiling.

3rd Reception Room - 13' 10" x 9' 0" (4.21m x 2.74m)

Laminate Flooring, uPVC D/g Window to Side, Double Panel Radiator, Inset Shelving to A Recess With Base Cupboard, Door to Kitchen.

Kitchen - 9' 2" x 6' 8" (2.79m x 2.03m)

Tiled Floor, Arranged Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Tap Over, uPVC D/g Window to Rear, Gas Point for Gas Cooker, Electric Point for Electric Cooker, Plumbed for Washing Machine.

Staircase to Split-Level Landing - 7' 3" x 2' 9" (2.21m x 0.84m)

Fitted Carpet On Staircase, Vinyl Flooring to Landings, Coving to Ceiling, Fitted Airing Cupboard Housing Potterton Combi-Boiler.

Bedroom 1 - 15' 4" x 11' 3" (4.67m x 3.43m)

Fitted Carpet, uPVC D/g Window to Front, uPVC Tilt & Turn D/d Window to Front, Single Panel Radiator, Coving to Ceiling.

Bedroom 2 - 10' 11" x 9' 9" (3.32m x 2.97m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

Bedroom 3 - 9' 0" x 6' 11" (2.74m x 2.11m)

Fitted Carpet, uPVC D/g Tilt & Turn Window to Rear, Double Panel Radiator, Coving to Ceiling.

Bathroom - 6' 0" x 5' 10" (1.83m x 1.78m)

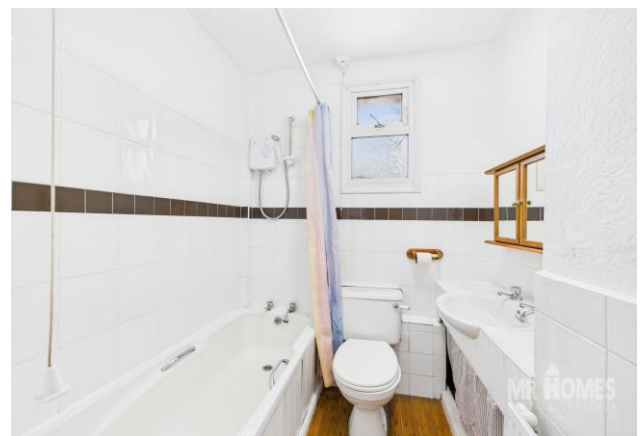
Wooden Floorboards, Panel Bath With Hot and Cold Taps Over, Electric Shower Over, 3 Tiled Walls, Wash Hand Basin With Hot & Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Window to Side, Single Panel Radiator, Space Saving Sliding Door to Access.

Front Terrace

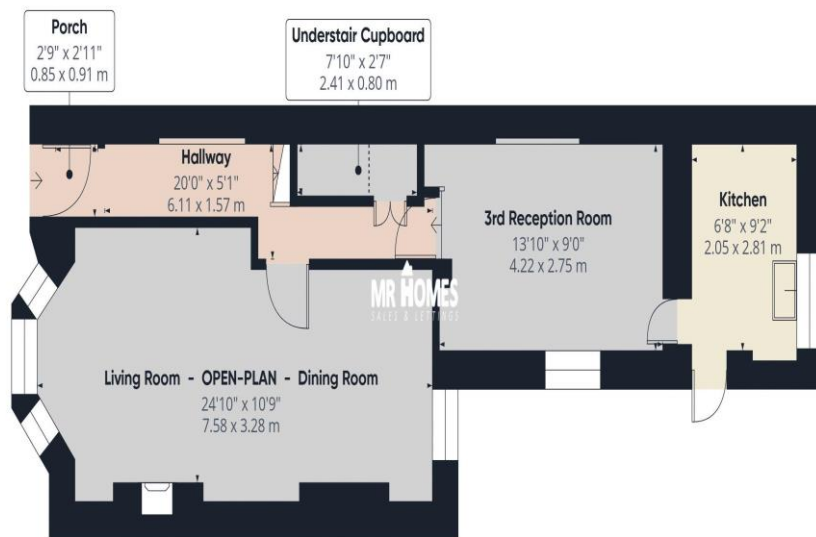
Enclosed With Low Level Brick Walls And Wrought Iron Fencing.

Side And Rear Garden - Enclosed & SOUTH-WEST FACING

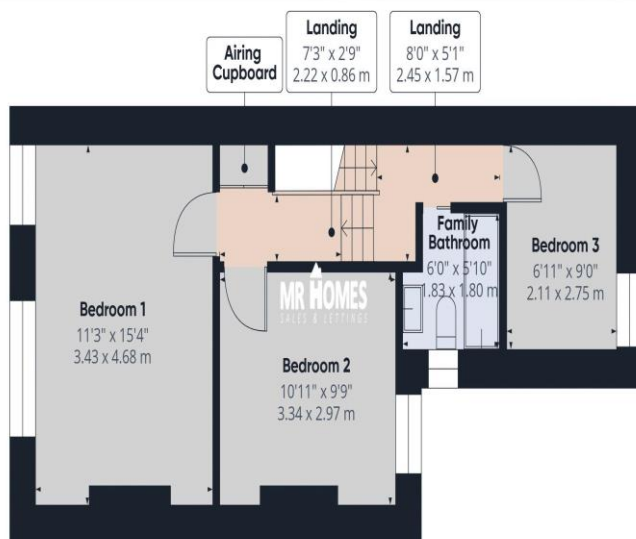
South West Facing & Enclosed Side And Rear Garden, Patio, Mixture Of Shrubs, Outbuilding,



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⁽¹⁾

970 ft²

90.1 m²

Reduced headroom

11 ft²

1.1 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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