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

**MR HOMES**  
SALES & LETTINGS



Virgil Court,  
Grangetown,  
Cardiff CF11 6PE

Guide Price £160,000 to £170,000  
Leasehold = 103 Years Remaining Approx.

# Virgil Court, Grangetown, Cardiff. CF11 6PE.

- A MODERN 2-BED GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER
- MASTER BEDROOM with EN-SUITE
- OVERLOOKS SEVENOAKS PLAYING FIELDS
- CLOSE TO CARDIFF CITY CENTRE
- CLOSE TO GRANGETOWN TRAIN STATION
- uPVC D/G WINDOWS & GAS C/H with NEW WORCESTER COMBI-BOILER
- SECURE SECURITY ENTRANCE & ALLOCATED PARKING
- TENURE: LEASEHOLD = 103 Years Remaining



A MODERN 2-BED GROUND FLOOR APARTMENT  
EXCELLENT TRANSPORT LINKS  
CLOSE TO GRANGETOWN TRAIN STATION & CARDIFF CITY CENTRE  
OVERLOOKS SEVENOAKS PLAYING FIELDS  
ALLOCATED PARKING SPACE  
MASTER BEDROOM with EN-SUITE  
KITCHEN/DINER - SPACIOUS LIVING ROOM –  
2x DOUBLE BEDROOMS - 2x LARGE STORAGE CUPBOARDS - TENURE:  
LEASEHOLD = 103 Years Remaining Approx.

**MR HOMES** are very pleased to Offer **FOR SALE** this Modern 2-Bed Apartment located Close to Cardiff City Centre, The Sports Village with Excellent Transport Links being Close to Grangetown Train Station. The Apartment comprises in brief; Level Access via a Secure Communal Entrance, Door into Entrance Hallway, 2x Large Storage Cupboards, Spacious Living Room with Windows Overlooking Sevenoaks Playing Fields, Kitchen/Diner again with Windows Overlooking Sevenoaks Playing Fields, Master Bedroom with En-Suite, Bedroom 2, & the Main Modern Bathroom Suite. To the Front is an Allocated Parking Space. The Apartment Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a New Worcester Combi-Boiler.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link > <https://tour.giraffe360.com/virgilkourt8ap/>

EPC Rating = C.

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**



## Entrance

Enter Via Communal Security Entrance Into Lobby, Door Into Communal Hall, Fire Door to the Entrance Hallway.

## Entrance Hallway - 15' 6" x 3' 6" (4.72m x 1.07m)

Fitted Carpet, Wall Mounted Door Entry System, Plastered Walls And Plastered Ceiling, Coving to Ceiling, 2 x Double Doors to Storage Cupboards, 1 Housing Electric RCD Consumer Unit, the other used for Storage, Doors to Living Room, Kitchen/Diner, Master Bedroom, Bedroom 2 and Main Bathroom.

## Living Room - 13' 3" x 11' 6" (4.04m x 3.50m)

Laminate Flooring, 2 x uPVC D/g Windows to Front Overlooking Sevenoaks Playing Field, Double Panel Radiator, Plastered Walls And Ceiling, Coving To Ceiling.

## Kitchen/Diner - 13' 3" x 11' 9" (4.04m x 3.58m)

Vinyl Floor Tiles, 2 x uPVC D/g Windows to Front, Overlooking Sevenoaks Playing Field, uPVC D/g Window to Side, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, 4 Ring Gas Hob With Extractor Hood Over, Electric Oven, Plumbed for Washing Machine, Plumbed for Dishwasher, Space For Tall Fridge/Freezer, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Newly Fitted Wall Mounted Worcester Combi Boiler Fitted 2023, Wall Mounted Manrose Extractor Fan.

## Master Bedroom - 12' 1" x 9' 2" (3.68m x 2.79m)

Fitted Carpet, 2 x uPVC D/g Windows to Rear, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Door to En-Suite.

## En-Suite - 8' 5" x 2' 9" (2.56m x 0.84m)

Vinyl Flooring, Fully Tiled Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Window to Side, Single Panel Radiator, Wall Mounted Shaver Point, Wall Mounted Manrose Extractor Fan, Plastered Walls and Plastered Ceiling, Coving to Ceiling.

## Bedroom 2 - 9' 2" x 7' 8" (2.79m x 2.34m)

Laminate Flooring, uPVC D/g Tilt And Turn Window to Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling.

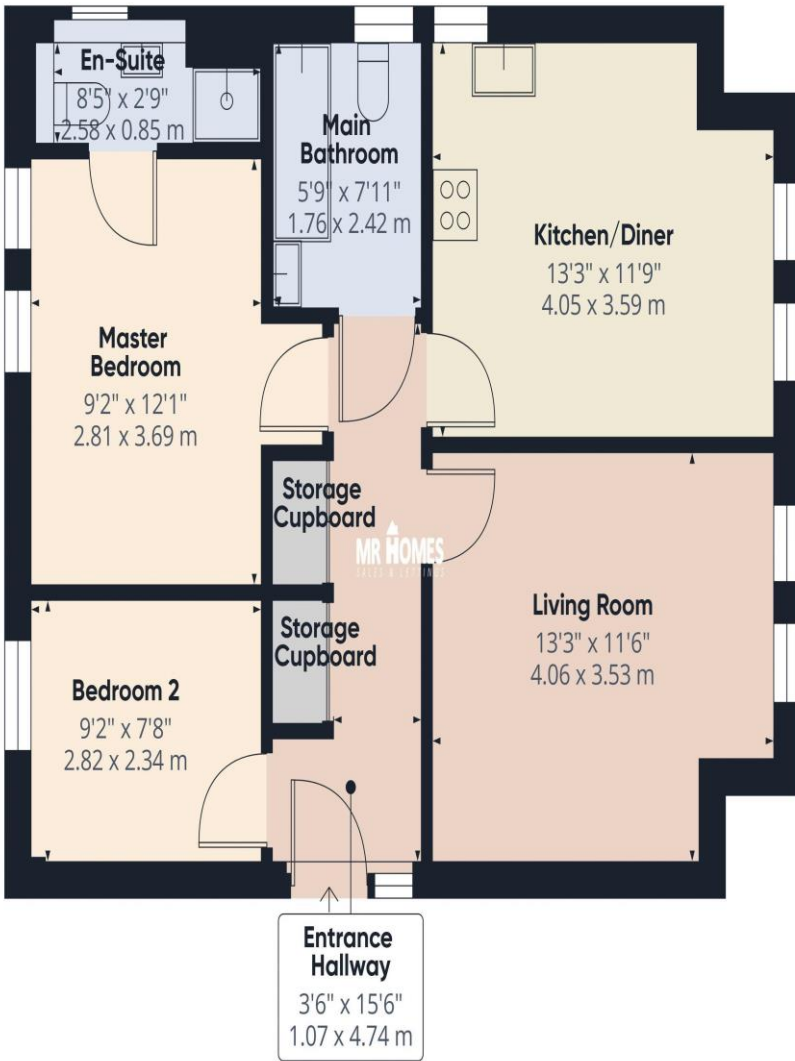
## Main Bathroom - 7' 11" x 5' 9" (2.41m x 1.75m)

Tiled Flooring, Panel Bath With Mixer Tap and Mixer Shower Over With Dual Rainfall And Handheld Showerheads, Glass Shower Screen, Pedestal Wash Hand Basin With Mixer Tap Over, Close Coupled W.c., White Ladder/Towel Radiator, uPVC Obscure D/g Window to Side, Wall Mounted Manrose Electric Extractor Fan, Walls Tiled Around Bath and Wash Hand Basin, Wall Mounted Shaver Point, Plastered Walls And Plastered Ceiling, Coving to Ceiling.

## Allocated Parking Space to Front



**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.



Approximate total area<sup>(1)</sup>  
 647 ft<sup>2</sup>  
 59.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

## CARDIFF & THE VALE

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