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MR HOMES
SALES & LETTINGS



Bromsgrove Street,
Grangetown,
Cardiff CF11 7EZ

Guide Price
£270,000 to £280,000 Freehold

Bromsgrove Street, Grangetown, Cardiff. CF11 7EZ.

- NO CHAIN - 4-BED SPACIOUS FAMILY HOME
- CLOSE TO CARDIFF CITY CENTRE/ CARDIFF BAY & THE SPORTS VILLAGE - EXCELLENT TRANSPORT LINKS
- BRAND NEW CARPETS THROUGHOUT
- OPEN-PLAN LIVING ROOM & SITTING ROOM
- LARGE KITCHEN & UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



NO CHAIN

MR HOMES are pleased to Offer **FOR SALE** this Well Presented 4-Bedroom Spacious Family Home comprising in brief; Inner Porch Entrance Opens to the Hallway, Open-Plan Living Room & Sitting Room, Spacious Kitchen, Utility Room & Downstairs Shower Room & W.c, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, (Double) Bedroom 2, (Double) Bedroom 3 (Double) Bedroom 4 (Single) & a Family Bathroom Suite. The Rear Garden is a Good Size & Enclosed. There is a Roof Covering to the Side of the Property where you can Relax Outside. The Property Further Benefits from; Brand New Carpets Throughout, Plastered Walls & Ceilings, uPVC Double Glazing Windows & Gas Central Heating Powered by a Baxi Duo-Tec 33 ErP Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link >

<https://tour.giraffe360.com/bromsgrovestreet29ap/>

EPC Rating = D.
Council Tax Band = D.

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.

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



Entrance Porch - 3' 8" x 3' 0" (1.12m x 0.91m)

Entered Via uPVC Half Glazed Obscured D/g Door, Tiled Floor, Doorway to Hallway.

Entrance Hallway - 11' 4" x 5' 7" (3.45m x 1.70m)

Tiled Floor, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Wall Mounted Thermostat Controller. Door To Understair Storage Cupboard, Doors to Thru Lounge/Diner And Kitchen/Breakfast Room, Stairs to First Floor Split-Level Landing.

Thru Lounge/Diner - 12' 6" x 11' 6" (3.81m x 3.50m)

Brand New Fitted Carpet, 2 x Single Panel Radiators, uPVC D/g Window To Front, uPVC D/g Window To Rear, Electric Fireplace, Plastered Walls And Plastered Ceiling, Floor Cupboards Housing Gas Meter, Electric Meter And RCD Consumer Unit.

Kitchen/Breakfast Room - 14' 9" x 9' 3" (4.49m x 2.82m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap Over, 4 Ring Electric Hob With Extractor Hood Over And Electric Oven, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Utility Room, Double French Doors To Rear Garden.

Utility Room - 6' 2" x 6' 0" (1.88m x 1.83m)

Tiled Floor Continued, uPVC D/g Window To Rear, Base Unit With Work Surface Over, Plumbed For Washing Machine, Vented For Tumble Dryer, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Downstairs Shower Room.

Shower Room - 6' 0" x 3' 8" (1.83m x 1.12m)

Tiled Floor Continued, Shower Cubicle With Mixer Shower, Corner Mounted Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscured D/g Window To Side, Fully Tiled Walls.

Staircase/First Floor Split-Level Landing - 7' 3" x 5' 6" (2.21m x 1.68m)

Brand New Fitted Carpet, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Hatch To Loft.

Bedroom 1 - 11' 6" x 10' 7" (3.50m x 3.22m)

Brand New Fitted Carpet, uPVC D/g Tilt And Turn Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 2 - 11' 5" x 11' 0" (3.48m x 3.35m)

Brand New Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3 - 10' 1" x 9' 4" (3.07m x 2.84m)

Brand New Fitted Carpet, uPVC D/g Window To Rear, uPVC D/g Tilt And Turn Window To Side, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Wall Mounted Baxi Duo-Tec 33 ErP Combi-Boiler.

Bedroom 4 - 11' 6" x 5' 9" (3.50m x 1.75m)

Brand New Fitted Carpet, uPVC D/g Tilt And Turn Window To Front, Plastered Walls And Plastered Ceiling.

Family Bathroom - 6' 7" x 5' 5" (2.01m x 1.65m)

Brand New Vinyl Flooring, Panel Bath With Hot And Cold Taps Over, Mixer Shower Over The Bath, Ceiling Mounted Manrose Electric Extractor Fan, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., Single Panel Radiator, uPVC Obscured D/g Window To Side, Hatch To Further Loft Space.

Rear Garden (Enclosed)

Rear Garden Enclosed By Mid-Level Brick Walls And Panel Fencing, North-West Facing, Roof Covered Area Outside French Doors, Low Maintenance With Laid Stone Chippings With Astro Turf Area.



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⁽¹⁾

1099 ft²

102.1 m²

Reduced headroom

10 ft²

0.9 m²

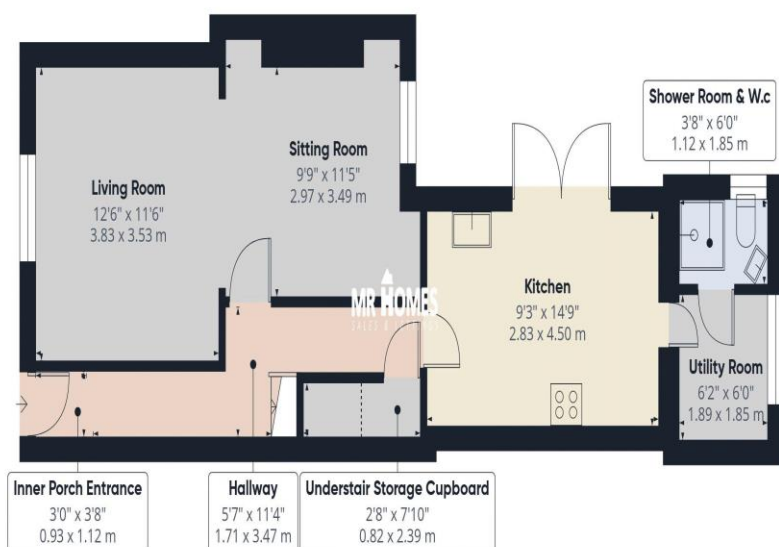
(1) Excluding balconies and terraces

Reduced headroom

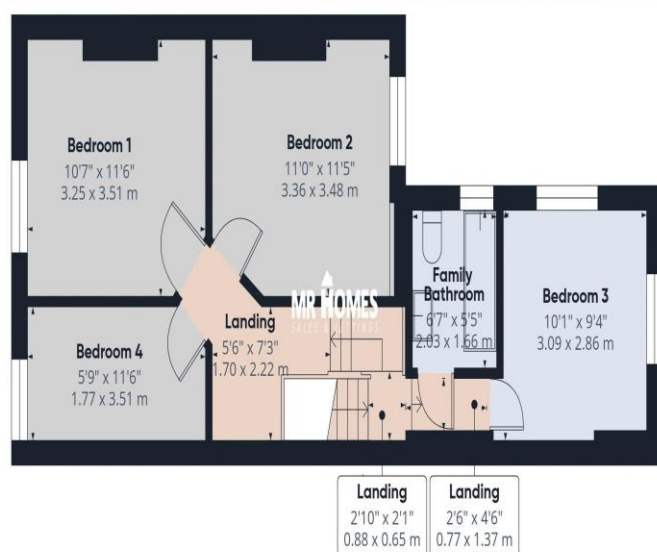
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

CARDIFF & THE VALE

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