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MR HOMES
SALES & LETTINGS



Compton Street,
Grangetown,
Cardiff CF11 6TJ

Guide Price £225,000 to £235,000
Freehold

Compton Street, Grangetown, Cardiff. CF11 6TJ.

• *** NO CHAIN ***

• 3-BED TERRACED PROPERTY

• CLOSE TO CARDIFF CITY CENTRE

• OPEN-PLAN LIVING & DINING ROOM

• FITTED KITCHEN

• DOWNSTAIRS WET/SHOWER ROOM

• SOUTH-WEST FACING REAR GARDEN
& OUTSIDE W.C

• OUTBUILDING/STORAGE

• uPVC D/G WINDOWS & GAS C/H with
COMBI-BOILER.

• TENURE: FREEHOLD



*** NO CHAIN ***

3-BED TERRACED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE -
OPEN-PLAN LIVING & DINING ROOM - FITTED KITCHEN - DOWNSTAIRS
WET/SHOWER ROOM - SOUTH-WEST FACING REAR GARDEN - OUTSIDE
W.C - LARGE OUTBUILDING - TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Terraced Property briefly
comprising; Entrance Hallway, Living Room Open-Plan to the Dining
Room, Fitted Kitchen, Downstairs Wet/Shower Room, Staircase to the
1st Floor Split-Level Landing, Hatch to the Insulated Loft, Bedroom 1,
Bedroom 2, Bedroom 3. The Enclosed & Low-Maintenance Rear
Garden is SOUTH-WEST Facing and has a Door into the Outside W.c
with Wash Hand Basin. There is also a Large Outbuilding for Storage.
The Property further benefits from uPVC Double Glazing Windows &
Gas Central Heating Powered by an Ideal Classic 30kW Combi-Boiler.

#SCHOOL CATCHMENTS;

Ninian Park Primary School (year 2024-25), Ysgol Gynradd Gymraeg
Hamadryad (year 2024-25), Fitzalan High School (year 2024-25), Ysgol
Gyfun Gymraeg Glantaf (year 2024-25).

360 VR Tour Link > <https://tour.giraffe360.com/comptonstreet23ap>

EPC Rating = D.

Council Tax Band = C.

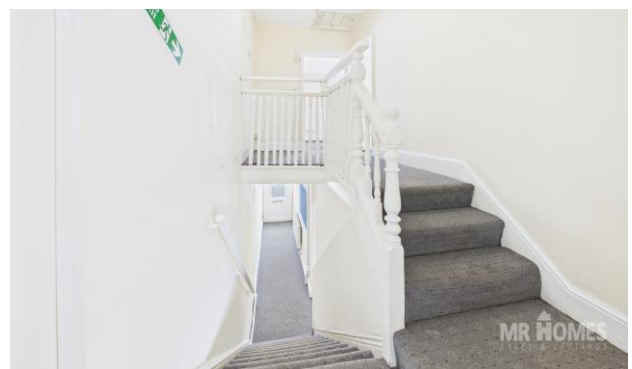
Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

*** Prime Location ***

The property offers easy access to a number of local amenities,
schools, parks and excellent transport links. To submit your offer,
please visit: Make an Offer (mr-homes.co.uk) or call the Branch and
speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Hallway

11' 8" x 3' 10" max (3.55m x 1.17m)

Entered Via uPVC Half Glazed Obscured D/g Door, Fitted Carpet, Single Panel Radiator, Plastered Walls & Textured Ceiling, Door to Open-Plan Living/Dining Room, Staircase to First Floor Landing.

Open-Plan Living/Dining Room

21' 8" x 8' 8" min (6.60m x 2.64m)

Fitted Carpet, uPVC D/g Window To Front. Single Panel Radiator, Fitted Cupboards to The Recesses, One Housing The Gas Meter, Plastered Walls & Textured Ceiling, Open-Plan to the Dining Room which has, Fitted Carpet Contd, uPVC D/g Window To Rear. Single Panel Radiator, Base Cupboard to the Recess Housing the Electric RCD Consumer Unit and Electric Meter, Door to Understair Storage Cupboard with Fixed Shelving and Water Stopcock.

Kitchen

15' 5" x 7' 10" (4.70m x 2.39m)

Tiled Floor, Matching Wall and Base Units, Work Surfaces Over with Matching Upstands, Fully Tiled Walls, Stainless Steel Double Sink with Mixer Tap Over, 2 x uPVC D/g Windows to Side, Gas Connector for Gas Cooker, Plumbed for Washing Machine, Vented for Tumble Dryer, Space for Tall Fridge Freezer, Wall Mounted Manrose Electric Extractor Fan, Wall Mounted Ideal Classic 30kW Combi-Boiler, Door to Downstairs Wet/Shower Room, uPVC Obscured D/g Door to Rear Garden.

Downstairs Wet/Shower Room

8' 7" x 7' 10" max (2.61m x 2.39m)

Tiled Floor, Drainage To The Floor, Wall Mounted Mixer Shower With Dual Handheld And Rainfall Shower Head, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close Coupled W.c., Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window To Side, Wall Mounted Electric Extractor Fan, Fully Tiled Walls.

First Floor Split-Level Landing

Fitted Carpet to Staircase Up to First Floor Split-Level Landing, Plastered Walls and Textured Ceiling, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3.

Bedroom 1

11' 11" min x 10' 2" (3.63m x 3.10m)

Fitted Carpet, 2 x uPVC D/g Windows To Front, 1 is A Tilt And Turn, Single Panel Radiator, Door To Fitted Cupboard With Fixed Shelving, Plastered Walls And Textured Ceiling.

Bedroom 2

11' 1" x 6' 3" min (3.38m x 1.90m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Door To Fitted Cupboard With Fixed Shelving, Plastered Walls And Textured Ceiling.

Bedroom 3

8' 0" x 7' 10" (2.44m x 2.39m)

Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, Door To Fitted Cupboard With Fixed Shelving, Plastered Walls And Textured Ceiling.

SOUTH-WEST Facing Rear Garden

Enclosed Rear Garden, South-West Facing, Low Maintenance, Tiled Floor, Outside Tap, Door to Outside W.c.

Outside W.c.

Close Coupled W.c., Pedestal Wash Hand Basin.

Outbuilding/Storage

13' 0" x 9' 4" (3.96m x 2.84m)

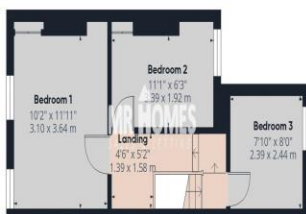
Door To Outbuilding Entered Via Wooden Door, uPVC Obscured D/g Window To Front.



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.



Ground Floor Main House



1st Floor Main House



Ground Level Outbuilding



Approximate total area⁽¹⁾

883 ft²

82.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

CARDIFF & THE VALE

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