

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

**MR HOMES**  
SALES & LETTINGS



Virgil Court,  
Grangetown,  
Cardiff CF11 6PE

Guide Price £165,000 to £175,000  
Leasehold 103 Years Approx.



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

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



A MODERN 2-BED GROUND FLOOR APARTMENT - EXCELLENT TRANSPORT LINKS - CLOSE TO GRANETOWN TRAIN STATION & CARDIFF CITY CENTRE - OVERLOOKS SEVENOAKS PLAYING FIELDS - 2x ALLOCATED PARKING SPACES - MASTER BEDROOM with EN-SUITE - KITCHEN/BREAKFAST/DINER - SPACIOUS LIVING ROOM - 2x DOUBLE BEDROOMS - 2x LARGE STORAGE CUPBOARDS - uPVC D/G WINDOWS & GAS C/H WITH NEW GLOW.WORM MICRACOM COMBI-BOILER (FITTED 2024)

TENURE: LEASEHOLD = 103 Years Remaining Approx.

**MR HOMES** are very pleased to Offer **FOR SALE** this Modern 2-Bed Ground Floor 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 are 2x Allocated Parking Spaces. The Apartment Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a New Glow.Worm MicraCom Combi-Boiler (Fitted 2024).

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/virgilcourt19ap/>

EPC Rating = Awaiting Assessment...

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. Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://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](http://WWW.MR-HOMES.CO.UK)**



### Entrance

Entered Via Communal Entrance With Security Door Entry System, Door Into Communal Hallway.

### Communal Hallway

Solid Wooden Fire Door Into The Flat.

### Entrance Hallway

15' 7" x 3' 7" (4.75m x 1.09m)

Fitted Carpet, Wall Mounted Videx Door Entry System, Plastered Walls And Plastered Ceiling, Coving To Ceiling, 2 x Double Doors To 2 Large Storage Cupboards, Doors To Living/Dining Room, Kitchen/Diner, Master Bedroom, Bedroom 2 And Family Bathroom.

### Living/Dining Room

13' 4" x 11' 6" (4.06m x 3.50m)

Fitted Carpet, 2 x uPVC D/g Windows To Front Overlooking The Park, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

### Kitchen/Breakfast/Diner

13' 4" x 11' 10" (4.06m x 3.60m)

Vinyl Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, 2 x uPVC D/g Windows To Front, uPVC D/g Window To Side, Plumbed For Washing Machine, 4 Ring Gas Hob With Extractor Hood Over, Electric Oven, Space For Tall Fridge/Freezer, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Newly Fitted (2024) Glow Worm MicraCom Combi-Boiler.

### Master Bedroom

12' 1" x 9' 0" (3.68m x 2.74m)

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

### En-Suite

8' 6" x 2' 8" (2.59m x 0.81m)

Vinyl Flooring, Walk In Tiled Shower Cubicle With Mixer Shower, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap, Single Panel Radiator, uPVC Obscure D/g Window To Side, Wall Mounted Manrose Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

### Bedroom 2

9' 1" x 7' 9" (2.77m x 2.36m)

Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving To Ceiling.

### Family Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

Vinyl Flooring, Panel Bath With Mixer Tap And Mixer Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap, Walls Are Tiled Around Bath And Wash Hand Basin, Close Coupled W.c., White Ladder/Towel Radiator, Remaining Walls Are Plastered, Plastered Ceiling, Coving To Ceiling, uPVC Obscure D/g Window To Side, Wall Mounted Manrose Electric Extractor Fan. .

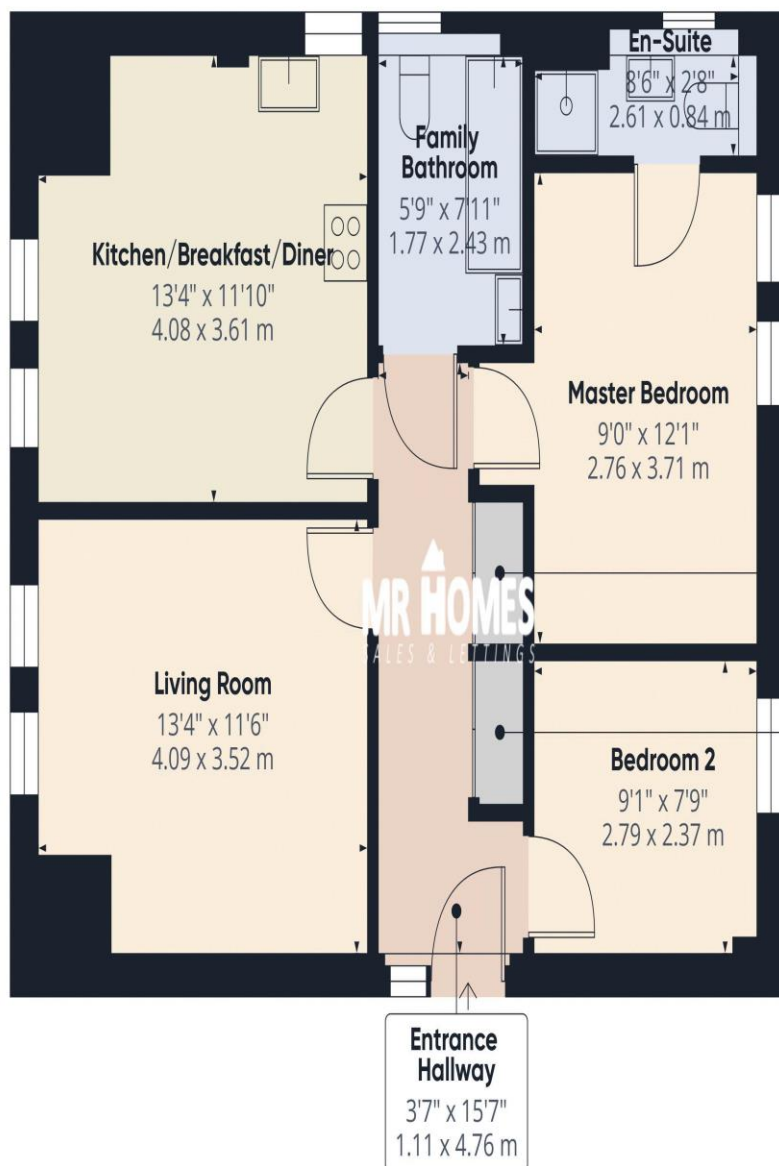
### Outside Front/Parking

2 x Allocated Parking Spaces To Front, South-West Facing.





**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.



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Approximate total area<sup>(1)</sup>  
650 ft<sup>2</sup>  
60.3 m<sup>2</sup>

(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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