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**MR HOMES**  
SALES & LETTINGS



Clive Street  
Grangetown  
Cardiff CF11 7JE

Offers in Excess of £375,000 Freehold



# Clive Street, Grangetown, Cardiff. CF11 7JE.

- \*\*\* NO CHAIN \*\*\*
- 3/4 BED LARGE TERRACED HOUSE
- LARGE 'L-SHAPED' DOUBLE GARAGE
- 24ft LIVING & DINING ROOM - 16ft SITTING ROOM
- 12ft KITCHEN
- DOWNSTAIRS SHOWER ROOM & W.C
- 1st FLOOR FAMILY BATHROOM
- ATTIC ROOM
- FRONT & REAR GARDENS
- TENURE: FREEHOLD.



\*\*\* NO CHAIN \*\*\*

**LARGE TERRACED 3/4 BED FAMILY HOME WITH LARGE 'L-SHAPED' GARAGE ON CLIVE STREET LANE - TENURE: FREEHOLD.**

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain, this 3/4 Bedroom Terraced Family Home & Large L-Shaped Garage, comprising in brief; Open-Porch, Entrance Hallway, Open-Plan Living Room & Dining Room, Understair Storage Cupboard, Sitting Room, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom, 2nd Staircase to the 2nd Floor Landing which leads to the Attic Room. The Large Front Terrace Garden is Enclosed as is the Rear Garden. From the Rear Garden there is a Door into the Large L-Shaped Garage. The Garage has Power & Lighting, a W.c & an Office. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Baxi Combi 105 HE Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/clivestreet94ap/>

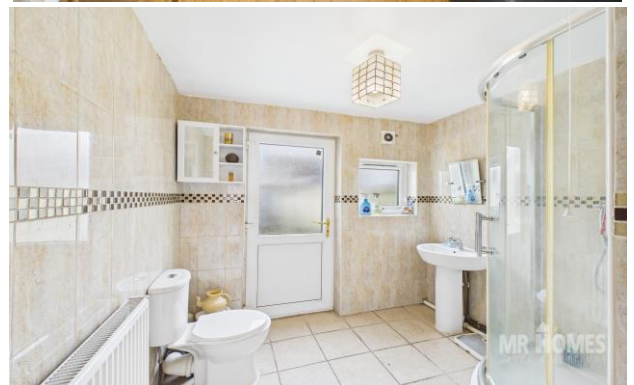
EPC Rating = D.  
Council Tax Band = D.

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. 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)**



**External Open Porch** - 5' 1" x 2' 9" (1.55m x 0.84m) Tiled Floor, Tiled Walls, Original Coving, uPVC Obscure D/g Door Into Entrance Hallway.

**Entrance Hallway** - 20' 8" x 5' 6" (6.29m x 1.68m) Tiled Floor, Single Panel Radiator, Understair Storage Cupboard With Light, Understair Storage Area With Light, Doors To Living Room And Dining Room, Staircase To First Floor Split-Level Landing.

**Living Room** - 23' 8" x 11' 10" (7.21m x 3.60m) Large Open-Plan Living Room, Laminate Flooring, uPVC D/g Bay Window To Front, 2 x Double Panel Radiators, Picture Rail, Coving To Ceiling, Base Cupboard Housing Gas Meter, uPVC Half Glazed Obscure D/g Door To Shower Room.

**Shower Room** - 7' 8" x 6' 3" (2.34m x 1.90m) Tiled Floor, Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., Single Panel Radiator, wall Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Rear, uPVC Half Glazed Obscure D/g Door To Rear Garden, Fully Tiled Walls.

**Dining Room** - 16' 3" x 9' 10" (4.95m x 2.99m) Wood Flooring, uPVC D/g Window To Side, Double Panel Radiator, Coving To Ceiling, Electric Feature Fireplace Set On A Marble Hearth And Grate.

**Extended Kitchen** - 12' 0" x 9' 10" (3.65m x 2.99m) Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Quarter Bowl With Drainer With Chrome Mixer Tap Over, Space or Gas Cooker With Extractor Hood Over, Space For Tall Fridge/Freezer, Plumbed For Washing Machine, Ladder/Towel Radiator, Coving To Ceiling, uPVC Obscure D/g Door To Rear Garden.

**Staircase/First Floor Split-Level Landing** - 5' 7" x 2' 8" (1.70m x 0.81m) Fitted Carpet, Coving To Ceiling, Understair Storage Area, Staircase To 4th Bedroom On 2nd Floor.

**Bedroom 1** - 19' 2" x 11' 8" (5.84m x 3.55m) Fitted Carpet, 2 x uPVC D/g Windows To Front, Double Panel Radiator, Picture Rail, Coving To Ceiling, Feature Fan Light.

**Bedroom 2** - 12' 11" x 11' 6" (3.93m x 3.50m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Picture Rail, Coving To Ceiling.

**Bedroom 3** - 10' 7" x 9' 11" (3.22m x 3.02m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Fitted Cupboard Housing Baxi Combi 105he Combi-Boiler.

**Family Bathroom** - 6' 9" x 5' 4" (2.06m x 1.62m) Vinyl Flooring, P-Shaped Panel Bath With Chrome Mixer Tap Over And Attached Shower Head, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close Coupled W.c., Chrome Ladder/Towel Radiator, Fully Tiled Walls, uPVC Obscure D/g Window To Side.

**Staircase/Second Floor** - 7' 8" x 1' 4" (2.34m x 0.41m) Second Staircase Leading To Bedroom 4, Fitted Carpet.

**Bedroom 4/Attic Conversion** - 18' 7" x 14' 2" (5.66m x 4.31m) Laminate Flooring, Velux D/g Window To Rear, Double Panel Radiator.

**Storage Room** - 6' 11" x 4' 2" (2.11m x 1.27m) Storage Room With Fixed Shelf.

**Front Garden (Enclosed)** - Enclosed Front Garden By Low-Level Brick Walls And Gate, Patio Slabs.

**Side/Rear Garden (Enclosed)** - Enclosed Side/Rear Garden, Low Maintenance, Outside Tap, Door Into Garage, Aluminium Shed (To Stay). West Facing Rear Garden.

**Garage - Ground Floor - L-Shaped** - 41' 9" max x 35' 1" max (12.72m x 10.69m)

**Garage - Office** - 7' 1" x 5' 3" (2.16m x 1.60m)

**Garage - W.c** - 6' 7" x 2' 8" (2.01m x 0.81m)

**Garage - 1st Floor/Storage** - 21' 8" x 17' 4" (6.60m x 5.28m)



**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.

 <p>Ground Floor Building 1</p>	 <p>1st Floor Building 1</p>	
 <p>2nd Floor Building 1</p>	 <p>Ground Floor Building 2</p>	<p>Approximate total area<sup>(1)</sup></p> <p>3056 ft<sup>2</sup> 284 m<sup>2</sup></p> <p>Reduced headroom</p> <p>197 ft<sup>2</sup> 18.3 m<sup>2</sup></p>
 <p>1st Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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