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MR HOMES
SALES & LETTINGS



Taff Embankment,
Grangetown,
Cardiff CF11 7BQ

Guide Price £119,950 to £129,950
Leasehold 88 Years Approx.

Taff Embankment, Grangetown, Cardiff. CF11 7BQ.

- 1-BED 1st FLOOR FLAT with PRIVATE ENTRANCE
- SPACIOUS LIVING/DINING ROOM
- DOUBLE BEDROOM
- FITTED KITCHEN
- BATHROOM SUITE
- GATED FRONT COMMUNAL GARDEN - LOW-MAINTENANCE
- ENCLOSED REAR COMMUNAL GARDEN
- uPVC D/G WINDOWS
- GAS C/H BOILER



1-BED FIRST FLOOR FLAT

PRIVATE ENTRANCE - SPACIOUS LIVING/DINING ROOM - PLENTY OF STORAGE - FITTED KITCHEN - DOUBLE BEDROOM - ENCLOSED FRONT SHARED GARDEN - ENCLOSED REAR COMMUNAL GARDEN with WATER VIEWS OF THE RIVER TAFF - NEAR TO CARDIFF BAY & THE SPORTS VILLAGE

TAFF TRAIL RUNS BEHIND THE FLATS
COMMUNAL PARKING SPACES TO FRONT
TENURE: LEASEHOLD 88 YEARS APPROX.



MR HOMES are pleased to Offer **FOR SALE** this Well Presented 1-Bedroom 1st Floor Flat, comprising in brief; Private Entrance via uPVC Door into the Entrance Hall, Staircase up to the 1st Floor Landing, Doors to; Storage/Boiler Cupboard, Airing Cupboard & Another Storage Cupboard, Living/Dining Room, Fitted Kitchen, Double Bedroom with a Large Fitted Cupboard, Enclosed Front Shared Garden which is Low-Maintenance, Door to an Outside Storage Shed, The Rear Communal Garden is Laid to Lawn and has Water Views of the River Taff. To the Front of the Flat are Communal Parking Bays. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm Micron Central Heating Boiler.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/taffembankment266ap>

EPC Rating = Awaiting Assessment...

Council Tax Band = B.

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 Hallway

Entered Via Composite Door on Ground Floor, Fitted Carpet, uPVC D/g Window to Front, Wall Mounted Electric Fuse Box, Staircase to First Floor Landing.

First Floor Landing

5' 8" x 2' 10" (1.73m x 0.86m)

Fitted Carpet, Hatch To Insulated Loft, Door To Storage Cupboard With Fixed Shelving, Door To Airing Cupboard Housing With A Hot Water Tank And Slat Shelving, Door To Larger Storage Cupboard With Fixed Shelving And Housing Glow.Worm Micron Central Heating Boiler.

Living Room/Dining Room

13' 5" x 12' 6" (4.09m x 3.81m)

Fitted Carpet, 2 x uPVC D/g Windows To Front, 2 x Double Panel Radiators, Door To Kitchen.

Kitchen

9' 5" x 6' 8" (2.87m x 2.03m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks Up To Ceiling Around The Kitchen Units And Worktops, Electric 4 Ring Hob With Extractor Hood Over, Electric Oven, Stainless Steel Sink And Drainer With Mixer Tap Over, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, uPVC D/g Window To Rear (Not Overlooked And With A View Of River Taff), Double Panel Radiator.

Bedroom

13' 3" x 8' 3" (4.04m x 2.51m)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Storage Cupboard With Hanging Rail.

Bathroom

6' 5" x 5' 9" (1.95m x 1.75m)

Tiled Floor, Panel Bath With Electric Shower Over, Low-Level W.c., Wash Hand Basin With Hot And Cold Taps Over, uPVC Obscure D/g Window To Rear, Fully Tiled Walls, Single Panel Radiator.

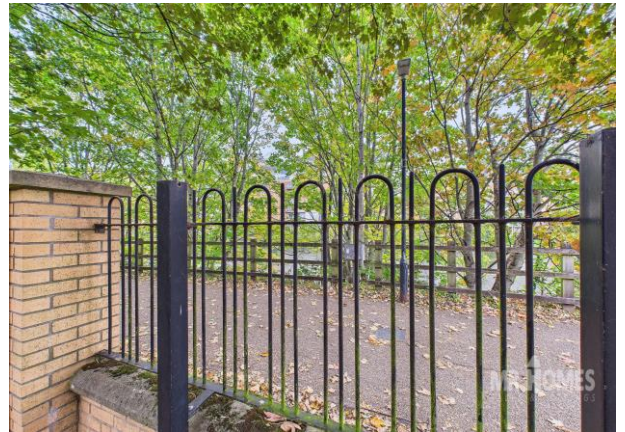
Front Garden

Enclosed Front Garden, Patio Slabs, Enclosed with Wrought Iron Fencing.

Rear Garden

Communal Rear Garden, Laid to Lawn, Garden Is North-East Facing.

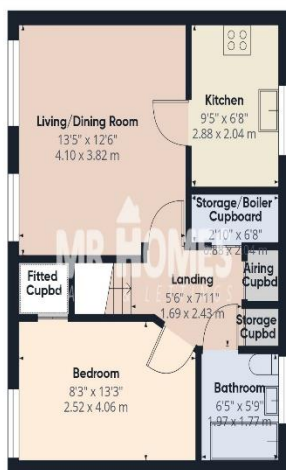
Communal Parking Bays to Front



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

494 ft²
45.8 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.

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CARDIFF & THE VALE

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