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MR HOMES
SALES & LETTINGS



Rookwood Street,
Grangetown,
Cardiff CF11 6PH

Guide Price £245,000 to £255,000
Freehold

Rookwood Street, Grangetown, Cardiff. CF11 6PH.

- 3-BED END-OF-TERRACE FAMILY HOME
- VERY WELL PRESENTED
- RE-FITTED KITCHEN/BREAKFAST/DINER by BENCHMARK (2023)
- NEW COMBI-BOILER & C/H SYSTEM (2023)
- FULL ELECTRICAL REWIRE (2023)
- CHIMNEY REPOINTED (2023)
- DAMP PROOF COURSE TO LIVING ROOM (2023)
- SOUTH-EAST FACING REAR GARDEN
- DOWNSTAIRS W.C & FAMILY BATH & SHOWER ROOM TO 1st FLOOR
- TENURE: FREEHOLD.



A VERY WELL PRESENTED & MODERN
3-BED END-OF-TERRACE FAMILY HOME
CLOSE TO CARDIFF CITY CENTRE
&

EXCELLENT TRANSPORT LINKS TO CARDIFF BAY
COSY LIVING ROOM - OFFICE/STUDY - NEWLY FITTED KITCHEN/BREAKFAST
ROOM/DINER by BENCHMARK (2023) - LAUNDRY/UTILITY ROOM -
CLOAKROOM/DOWNSTAIRS W.C - FAMILY BATH & SHOWER ROOM
SOUTH-EAST FACING REAR GARDEN
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom End-Of-Terrace Family Home, comprising in brief; Entrance Hall, Office/Study, Living/Sitting Room, Newly Fitted Kitchen by Benchmark with Integrated Appliances and a Moveable Island, Laundry/Utility Room, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bath & Shower Room. The Low-Maintenance Side & Rear Garden is Enclosed and SOUTH-EAST Facing. The Property Further Benefits from uPVC Double Glazing Windows, New Gas Central Heating System with Baxi 800 Boiler (Fitted 2023), Full Electric Rewire (2023), Damp Proof Course to Living Room (2021).

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/rookwoodstreet11ap>

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 Hall - 3' 1" x 2' 11" (0.94m x 0.89m)

Laminate Flooring, Door To Office/Study, Door To Kitchen/Breakfast Room/Diner, Staircase To First Floor Split-Level Landing.

Living/Sitting Room - 12' 9" x 10' 3" (3.88m x 3.12m)

Laminate Flooring, uPVC D/g Window To Front, Inset Fixed Shelving To Recesses With Electric RCD Consumer Unit Above, Base Cupboard Housing Electric Meter, Base Cupboard Housing Gas Meter, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

Study/Office - 10' 2" x 5' 6" (3.10m x 1.68m)

Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls & Ceiling.

Kitchen/Breakfast Room/Diner - 14' 0" x 10' 8" (4.26m x 3.25m)

Refitted By Benchmark Kitchens In 2023, Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Belfast Sink And Drainer With Mixer Tap Over, 4 Ring Gas Hob With Modern Extractor Hood Over, Built-In Fan Assisted Electric Oven With Built-In Microwave Above, Integrated Dishwasher, Integrated Fridge/Freezer, Freestanding Matching Island With A Quartz Chopping Board Top With A Wooden Surround, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Understair Storage Cupboard, Open-Plan To Living/Sitting Room, Door To Utility Room, uPVC French Patio Doors To Rear Garden.

Laundry/Utility Room - 8' 4" x 5' 3" (2.54m x 1.60m)

Laminate Flooring, Wall And Base Units, Work Surface Over, Plumbed For Washing Machine, uPVC D/g Window To Side, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Sliding Door To Cloakroom/Downstairs W.c.

Cloakroom/Downstairs W.c. - 5' 4" x 3' 0" (1.62m x 0.91m)

Laminate Flooring Continued, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap, Walls Tiled Up To Half Height Around The Wash Hand Basin And W.c., uPVC D/g Window To Rear, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Boiler Cupboard, Housing Baxi 800 Boiler (Fitted 2023) And Fixed Shelving.

Staircase/1st Floor Split-Level Landing - 7' 5" x 4' 11" (2.26m x 1.50m)

Carpet To Staircase, Laminate Flooring To Landing, uPVC D/g Window To Side, Large Hatch To Insulated And Boarded Loft, Which Has A Loft Light And Attached Ladders.

Bedroom 1 - 11' 11" x 10' 9" (3.63m x 3.27m)

Laminate Flooring, uPVC D/g Window To Rear Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 2 - 10' 4" x 10' 2" (3.15m x 3.10m)

Laminate Flooring, uPVC D/g Window To Side Double Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3 - 7' 10" x 6' 9" (2.39m x 2.06m)

Laminate Flooring, uPVC D/g Tilt And Turn Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Large Recess Housing Wardrobe/Cupboard.

Family Bathroom - 8' 7" x 8' 4" (2.61m x 2.54m)

Tiled Floor, Panel Bath with Chrome Mixer Tap, Shower Cubicle with Mixer Shower and Dual Rainfall & Handheld Shower Heads, Close-Coupled W.c, Pedestal Wash Hand Basin with Chrome Mixer Tap, Chrome Towel/Ladder Radiator, Wall Mounted Extractor Fan and Fully Tiled Walls.

Rear Garden - SOUTH-EAST FACING

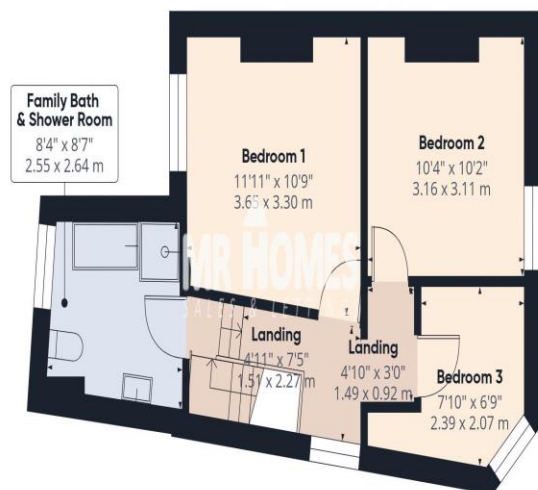
Enclosed Rear Garden, South East Facing, Low Maintenance, Astro Turf With Brick Wall Border With Steps Up To Further Astro Turf Area, Wood Panel Storage Shed, Outside Tap, Lockable Side Gate Accessing North Clive Street.



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



1st Floor

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Approximate total area^m

825 ft²

76.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 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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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer