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MR HOMES
SALES & LETTINGS



Tynant Street,
Grangetown,
Cardiff CF11 6PJ

Guide Price £235,000 to £245,000
Freehold

Tynant Street, Grangetown, Cardiff. CF11 6PJ.

- NO CHAIN - MOVE STRAIGHT IN
- 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- REDCORATED THROUGHOUT
- BRAND NEW CARPETS
- MODERN FITTED KITCHEN
- 3-PIECE WHITE MATCHING BATHROOM SUITE
- CLOSE TO CARDIFF CITY CENTRE - EXCELLENT TRANSPORT LINKS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



*** NO CHAIN ***

A 3-BED REFURBISHED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THERE IS NO ONGOING CHAIN - REDECORATED THROUGHOUT - BRAND NEW CARPETS - PLASTERED WALLS & CEILINGS - MODERN FITTED KITCHEN - 3-PIECE WHITE MATCHING BATHROOM SUITE - ENCLOSED REAR GARDEN - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EXCELLENT TRANSPORT LINKS - CLOSE TO CARDIFF CITY CENTRE & THE SPORTS VILLAGE
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Living Room, Dining Room, Understair Storage Cupboard, Kitchen, Rear Lobby, Family Bathroom, Staircase to the 1st Floor Split-Level Landing, Enlarged Hatch to Insulated & Partially Boarded Attic with Fitted Fold Down Wooden Ladders, Lighting and houses the Combi-Boiler, Doors to; Bedroom 1, Bedroom 2 & Bedroom 3. The Side & Rear Garden is Enclosed. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Independent c30 kW Combi-Boiler.

SCHOOL CATCHMENTS: Ninian Park Primary School, Ysgol Gynradd Gymraeg Hamadryad, Fitzalan High School, Ysgol Gyfun Gymraeg Glantaf.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/tynantstreet22ap>

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 14' 2" x 2' 11" (4.31m x 0.89m) Enter via uPVC Door, Brand New Fitted Carpet, Double Panel Radiator, Plastered Walls & Ceiling, Doors to Living Room, Dining Room & Staircase to 1st Floor Landing.

Living Room/ Reception Room 1 - 10' 10" x 10' 3" (3.30m x 3.12m) Brand New Fitted carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls & Ceiling, Door to the Dining Room.

Dining Room/ Reception Room 2 - 11' 5" x 10' 11" (3.48m x 3.32m) Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Doors to the Understair Storage Cupboard & Kitchen.

Kitchen - 7' 9" x 7' 5" (2.36m x 2.26m) Laminate Flooring, Modern Fitted Kitchen with Matching Wall & Base Units, Work Surfaces Over and Tiled Splashbacks, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Side, Space for Integrated Fridge-Freezer, Washing Machine (To Stay), Plastered walls & Ceiling with Inset Spotlights to Ceiling. Doorway to Rear Lobby.

Rear Lobby - 2' 9" x 2' 7" (0.84m x 0.79m) Non-Slip Flooring, Plastered Walls & Ceiling, Door to Bathroom & uPVC Door to Side & Rear Garden.

Family Bathroom Suite - 6' 9" max x 6' 7" max (2.06m x 2.01m) Non-Slip Flooring, Panel Bath with Chrome Mixer Tap, Mixer Shower with Dual Rainfall & Handheld Shower Heads, Glass Shower Screen, Walls Panelled around Bath & Shower, Remaining Walls Tiled, Close-Coupled W.c, Pedestal Wash Hand Basin with Hot 'n' Cold Taps Over, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear & Side, Wall Mounted Electric Extractor Fan.

Staircase to the 1st Floor Split-Level Landing - Brand New Fitted Carpet, Enlarged Hatch to Insulated & Partially Boarded Attic with Fitted Fold Down Wooden Ladders, Lighting and houses the Combi-Boiler, Doors to; Bedroom 1, Bedroom 2 & Bedroom 3, Plastered Walls & Ceiling.

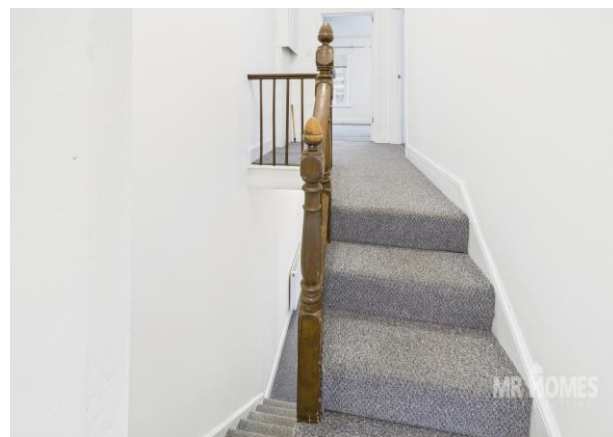
Bedroom 1 - 13' 3" minimum to chimney breast x 10' 4" (4.04m x 3.15m) Brand New Fitted Carpet, 2x uPVC D/g Windows to Front, Single Panel Radiator, Plastered Walls & Ceiling.

Bedroom 2 - 11' 0" x 9' 0" (3.35m x 2.74m) Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

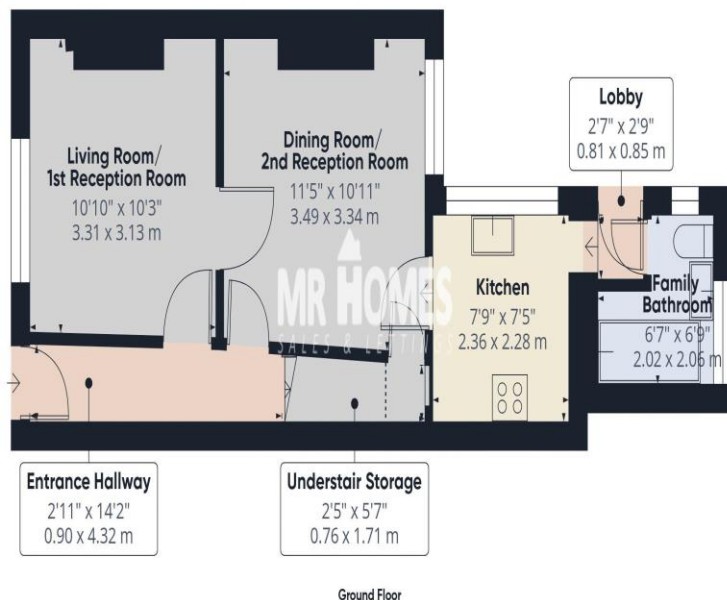
Bedroom 3 - 7' 11" x 7' 6" (2.41m x 2.28m) Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

Rear Garden - Enclosed

Outside Tap & Light, Enclosed by Panelled Fencing.



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.



Approximate total area⁽¹⁾

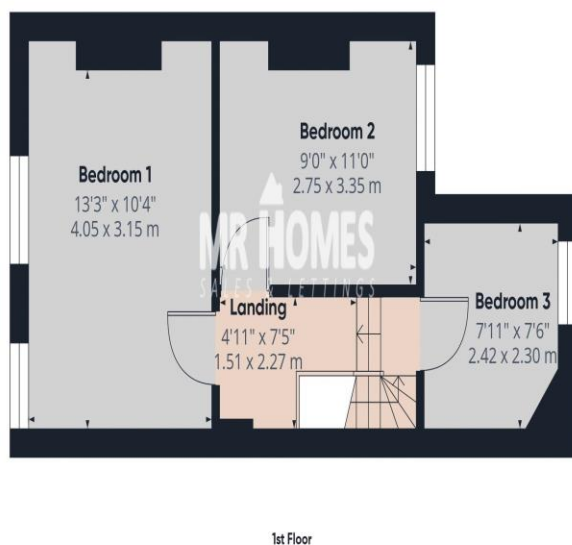
739 ft²

68.5 m²

Reduced headroom

12 ft²

1.1 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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