

Corporation Road

| Grange town | CF11 7AS

Hern and Crabtree

CORPORATION ROAD

Guide Price £425,000

Nestled between Cardiff City Centre and Cardiff Bay in the bustling and vibrant part of Grangetown is this rare opportunity to acquire a freehold, mixed-use premises comprising: former commercial shop space on the ground floor with storage room and office space on the first floor along with a three-bedroom living space split over three levels to the rear of the property.

The accommodation is both spacious and versatile and also includes a generous-sized rear garden with a garage which could be used for off-road parking if required.

For further information, please contact Hern and Crabtree Pontcanna.



Shop Entrance

9'6" x 21'1"

Enter via wooden glazed doors to the front elevation with windows and shutters over. Window to the side. Tiled flooring. Wooden staircase rising to the first floor. Access to the shop, which is partly divided into two rooms by archways. Door to the rear ground floor office and window to the office.

Shop Ground Floor Room

17'7" max x 13'11" max

Wooden glazed windows to the front elevation. Two archways between the ground floor shop areas. Two radiators. Mixture of laminate and tiled flooring. Doors leading to the office and the house.

Office

9'6" x 6'2"

Wooden glazed door to the rear garden. Double glazed PVC window to the rear elevation. Window to the shop area offering natural light. Radiator.

Shop First Floor Room / Store Room

25'4" max x 9'6" max

Stairs rise up from the ground floor shop area. Wooden handrail and bannister. Windows to the front, rear and side elevation. Gas combination boiler. Radiator.

House

Kitchen/Diner/Living Room

28'11" max x 17'10"

Kitchen Area

Double glazed PVC door and window to the garden. Wall and base units with worktops over. One bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill. Space for further appliances.

Dining Area

Double glazed French doors leading to the rear garden.

Living Area

Feature fireplace. Radiator. Wooden flooring. Stairs rising up to the first floor.

Landing

Stairs rise up from the living area. Stairs rising up to the loft.

Bedroom One

14'2" max x 11'3" max

Double glazed bay window to the front elevation. Radiator. Picture rail.

Bedroom Two

15'3" max x 10'8" max

Glazed bay window to the rear elevation. Radiator. Picture rail. Fitted furniture.

Bedroom Three

6'5" x 8'10"

Glazed window to the front elevation. Radiator. Picture rail.

Bathroom

6'3" x 5'10"

Glazed obscure window to the side elevation. W/C and wash hand basin. Bath with shower mixer and rainfall shower head. Vanity cupboard. Heated towel rail. Extractor fan. Tiled walls and flooring.

Loft

Stairs rise up front the first floor landing. Two skylight windows. Doors to undereaves storage. Radiator.

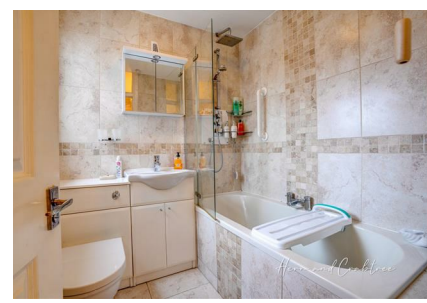
Garden

Enclosed rear garden. Paved patio area. Out building. Mature shrubs and flower borders. Glass greenhouse.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.