



## Court Road, offers over £240,000

- Council Tax - Band C
- Three Bedrooms
- NO CHAIN
- Low Maintenance Garden
- Close to Cardiff City Centre
- EPC Rating: D



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## About the property

Located within the popular and sought after area of Grangetown is this three bedroom mid terrace property being sold with NO ONGOING CHAIN!!! Situated within close proximity to Cardiff City Centre, this property is also within walking distance to local amenities such as shops, schools and transport links and is also close to local attractions to Tramshed and Principality Stadium. Internally the property comprises entrance porch, hallway, lounge, kitchen and bathroom. To the first floor are three bedrooms. To the rear of the property is an enclosed low maintenance garden. This property would make a PERFECT First Time Buy or Investment opportunity. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Porch

### Hallway

### Lounge

22' 6" max x 11' 3" max ( 6.86m max x 3.43m max )

### Kitchen

10' 4" x 7' 7" ( 3.15m x 2.31m )

### Master Bedroom

14' 8" x 10' 8" ( 4.47m x 3.25m )

### Bedroom Two

11' 2" x 9' 7" ( 3.40m x 2.92m )



### **Bedroom Three**

11' 3" x 7' 8" ( 3.43m x 2.34m )

### **Bathroom**

Bath with shower over, W.C.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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