

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CHESTER STREET
GRANGETOWN

CHESTER STREET

GRANGETOWN, CF11 6PY - £220,000

JeffreyRoss are pleased to bring to the market this two bedroom terraced house on Chester Street in Grangetown. The property is ideally located 10 minutes away from the City Centre and walking distance to the amenities of Clare Road. The property briefly comprises of spacious living room, separate kitchen/diner, downstairs family bathroom with walk in shower, access to a stunning low maintenance, south west facing garden, To the first floor we have two good sized double bedrooms.

 2 bedroom(s)  1 bathroom(s)  628.00 sq ft

ENTRANCE HALLWAY
3.89m x 0.99m (12'9" x 3'2")
Enter via composite door onto entrance hallway, doors to living room and kitchen diner. Smooth plastered walls and ceiling. Laminate flooring.

LIVING ROOM
2.64m x 2.87m (8'7" x 9'4")
Good size living room to the front aspect. Upvc double glazed window, smooth plastered walls and ceiling and carpeted flooring. Radiator

KITCHEN / DINER
4.09m x 3.67m (13'5" x 12'0")
Open plan kitchen and dining room, laminate flooring continued from hallway. Modern fitted cream gloss kitchen with contrasting worktops. Integrated electric oven and gas hob with extractor over. Stainless steel sink with taps and drainer, half tiled walls in kitchen area, space and plumbing for washing machine and fridge freezer. Upvc double glazed window to the rear aspect, storage cupboard under the stairs, radiator, opening to hallway back door and bathroom.

HALL TO THE REAR
0.82m x 1.69m (2'8" x 5'6")
laminated flooring continued, door to the garden and bathroom.

BATHROOM
1.71m x 1.61m (5'7" x 5'3")
Fully tiled bathroom comprising shower cubicle, low level WC, wash hand basin with built in storage. Smooth plastered ceiling, extractor fan and radiator.

TO FIRST FLOOR
LANDING
0.95m x 0.75m (3'1" x 2'5")
Carpeted stairs and landing, doors to both bedroom.

BEDROOM ONE
2.88m x 3.69m (9'5" x 12'1")
Large double bedroom to the front aspect. 2 x Upvc double glazed windows, stripped wooden floorboards, smooth plastered walls and ceiling, loft access radiator

BEDROOM TWO
2.57m x 3.67m (8'5" x 12'0")
Large double bedroom to the rear aspect. Upvc double glazed window, stripped wooden floorboards, smooth plastered walls and ceiling, recessed spotlights. Radiator


GARDEN
Impressive low maintenance garden to the rear, decked area, fenced and walled boundary. Outside tap.

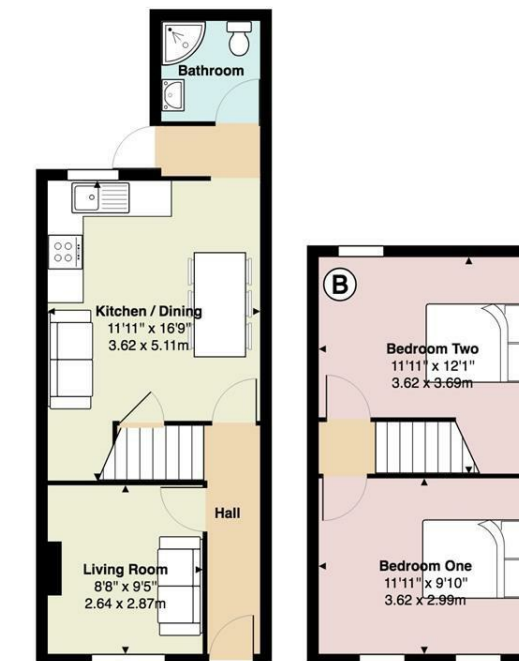
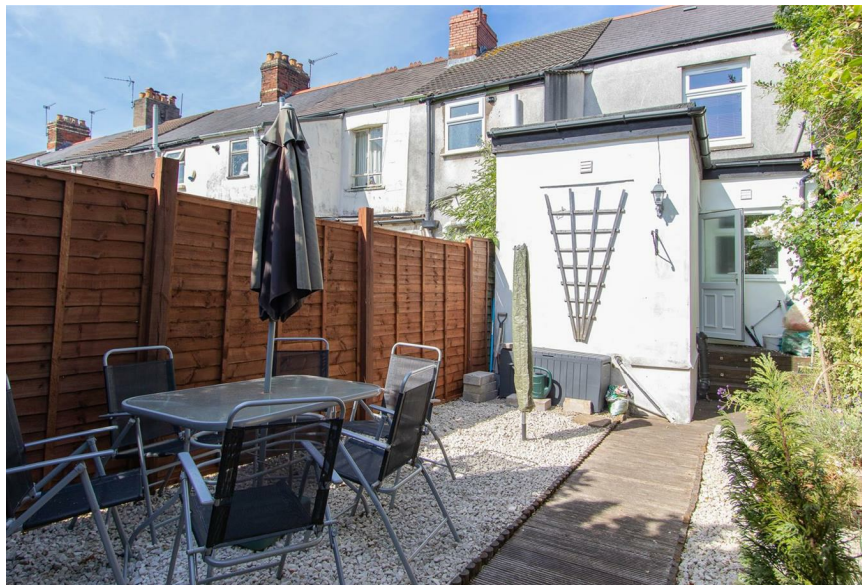
COUNCIL TAX
Band - D

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

ADDITIONAL INFORMATION
Currently rented for £950 pcm / £11,400 PA / 5% return
No onward Chain
On street Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Chester Street, Grangetown, Cardiff
Total Area: 628 ft² ... 58.3 m²
All measurements are approximate and for display purposes only