

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






WARWICK STREET
GRANGETOWN

WARWICK STREET

GRANGETOWN, CF11 6PW - £230,000

JeffreyRoss are proud to bring to the market this extended two bedroom terrace with additional loft room. The property briefly comprises open plan living and dining room, extended and modern fitted kitchen leading onto a South West facing garden. To the first floor are two good size bedrooms and family bathroom. To the second floor is a loft room which is currently used as a home office and previously used as a guest bedroom. This would make an ideal investment or first time purchase.

Take a walk around our interactive walk through tour. This property is offered to the market with no onward chain.

 2 bedroom(s)  1 bathroom(s)  1023.00 sq ft

ENTRANCE

LIVING ROOM

3.20m x 3.64m (10'5" x 11'11")

DINING ROOM

3.43m x 3.65m (11'3" x 11'11")

KITCHEN

2.95m x 3.66m (9'8" x 12'0")

TO THE FIRST FLOOR

LANDING

1.42m x 3.41m (4'7" x 11'2")

Carpeted stairs and landing, doors to both bedrooms and bathroom, stairs leading to loft room.

BEDROOM ONE

3.12m x 3.75m into alcoves (10'2" x 12'3" into alcoves)

BEDROOM TWO

2.11m into alcove x 3.53m (6'11" into alcove x 11'6")

LOFT ROOM

3.30m x 3.38m (10'9" x 11'1")

BATHROOM

2.92m x 1.78m (9'6" x 5'10")

GARDEN

Large South West facing garden comprising large decked area, astro turfed seating area. With fence and walled boundary and outside shed.

TENURE

We have been informed by the Vendor that the property is Freehold however this is to be confirmed by your Legal Advisor.

COUNCIL TAX

Band C

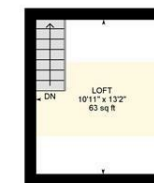
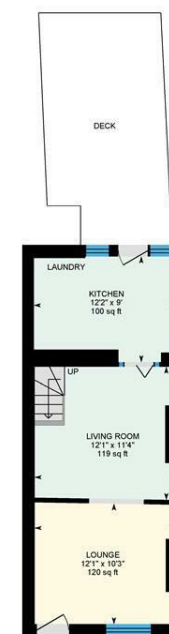


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



46 Warwick St, Grangetown, CRF

Interior Area: 775.05 sq ft



0 5 10 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

