

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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COURT ROAD  
GRANGETOWN

# COURT ROAD

GRANGETOWN, CF11 6RZ - £240,000


Welcome to this charming Victorian mid-terrace property located in the sought-after area of Grangetown. This delightful house boasts two double bedrooms, ideal for a small family or professionals looking for extra space.

As you step inside, you are greeted by two reception rooms, offering versatile living spaces that can be tailored to suit your lifestyle. The lounge provides a cosy spot to relax and unwind after a long day.

The property features a well-presented bathroom, perfect for your daily routines. With a total of 756 sq ft, there is ample room to move around comfortably.

Situated just a 12-minute walk from Cardiff Central, this home offers convenience for commuters or those who enjoy exploring the city. Whether you fancy a leisurely stroll or prefer to hop on public transport, the location is ideal for easy access to all that Cardiff has to offer.

Don't miss the opportunity to make this lovely terraced house your new home. Book a viewing today and envision the possibilities that await you in this charming property in Grangetown.

 2 bedroom(s)  1 bathroom(s)  756.00 sq ft

## ENTRANCE HALLWAY

## DINING ROOM

3.35m x 3.30m (11' x 10'10")

## LOUNGE

3.07m " x 3.05m (10'1" " x 10')

## KITCHEN

4.65m x 2.69m (15'3" x 8'10")

## LANDING

## BEDROOM

3.99m x 3.07m (13'1" x 10'1")

## BEDROOM

3.33m x 2.44m (10'11" x 8')

## BATHROOM

2.79m x 2.59m (9'2" x 8'6")

## TENURE

We have been advised by our seller client that the property is freehold. Your legal representative should confirm this.

## COUNCIL TAX

Tax band C

## EPC RATING

Being Commissioned

## BROADBAND

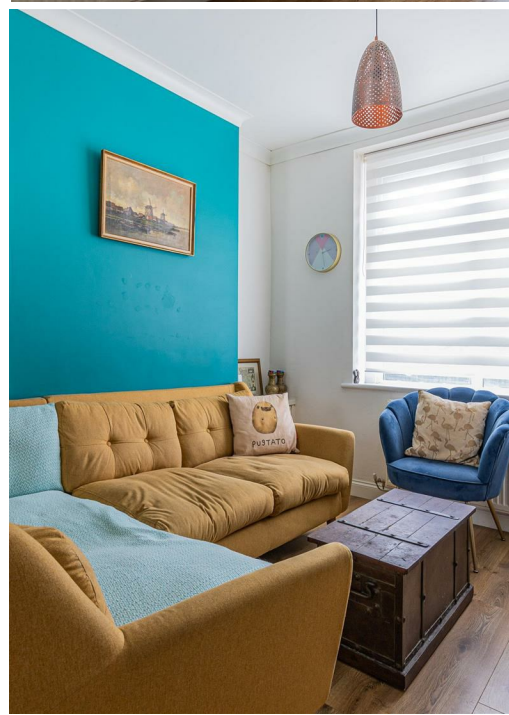
Up to 1000 Mbps

## MOBILE SIGNAL VOICE

Likely Signal

## CONSTRUCTION

The property was built circa 1900 and is constructed from traditional brickwork with pitched roof



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