

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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FORREST STREET  
GRANGETOWN



# FORREST STREET

GRANGETOWN, CF11 7EQ - £285,000

Nestled on the charming Forrest Street in Cardiff, this delightful mid-terrace family home offers a perfect blend of traditional character and modern convenience. Spanning a very impressive 1,464 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The three spacious bedrooms are designed to accommodate family living comfortably, while the bathroom and separate shower room ensure that morning routines run smoothly. A standout feature of this home is the loft room, which presents an excellent opportunity for a home office, allowing for a productive workspace away from the hustle and bustle of family life. This traditional property is ideal for families seeking a welcoming environment in a vibrant community. With its generous living space and versatile rooms, it is well-suited for those looking to create lasting memories in a home that truly feels like a sanctuary. For those who appreciate the charm of a classic terraced house, this property on Forrest Street is not to be missed. It offers a wonderful opportunity to enjoy comfortable living in one of Cardiff's desirable neighbourhoods.

 3 bedroom(s)  2 bathroom(s)  1464.00 sq ft

## HALLWAY

**SITTING ROOM**  
3.48m x 3.43m (11'5" x 11'3")

**LOUNGE**  
4.17m x 3.28m (13'8" x 10'9")

**DINING ROOM**  
4.80m x 3.18m (15'9" x 10'5")

**KITCHEN**  
3.12m x 2.39m (10'3" x 7'10")

**SHOWER ROOM**  
2.97m x 1.75m (9'9" x 5'9")

## LANDING

**BEDROOM**  
3.23m x 3.20m (10'7" x 10'6")

**BEDROOM**  
3.48m x 3.45m (11'5" x 11'4")

**BATHROOM**  
2.92m x 1.88m (9'7" x 6'2")

**BEDROOM**  
4.83m x 3.05m (15'10" x 10')

**LOFT ROOM**  
4.88m max x 3.35m to purlins (16' max x 11' to purlins)

## GARDEN

A well maintained rear garden with wooden fence and brick walled boundaries. Paved patio and an area laid with artificial grass.

## EPC

Rated E

## TENURE

We have been advised the property is Freehold. Your legal representative should confirm this.

## CONSTRUCTION

Traditional Victorian property with brick work & pitched roof.

## BROADBAND & MOBILE

Up to 1000Mbps & mobile signal is likely.

## COUNCIL TAX

Band D



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

