

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss





STAFFORD ROAD
GRANGETOWN

STAFFORD ROAD

GRANGETOWN, CF11 6SW - £200,000

Nestled on Stafford Road in the vibrant area of Grangetown, Cardiff, this charming Victorian mid-terrace house offers a delightful blend of character and modern living. Spanning an impressive 936 square feet, the property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge serves as the heart of the home, perfect for cosy evenings or gatherings with friends and family. The two bedrooms are thoughtfully designed, offering comfortable retreats for rest and relaxation. The first-floor bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the south-westerly facing garden, which basks in sunlight throughout the day. This outdoor space is ideal for enjoying warm summer evenings, gardening, or simply unwinding in a tranquil setting. With its prime location in Grangetown, residents will benefit from a vibrant community atmosphere, with local amenities, parks, and excellent transport links to Cardiff city centre just a stone's throw away. This property presents a wonderful opportunity for first-time buyers, small families, or investors looking to acquire a piece of Cardiff's rich architectural heritage. Don't miss the chance to make this charming house your new home.

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

- ENTRANCE HALL**
4.29m x 0.91m (14'1" x 3')
- LOUNGE**
3.33m x 3.28m (10'11" x 10'9")
- DINING ROOM**
3.20m x 3.18m (10'6" x 10'5")
- KITCHEN**
2.69m x 2.67m (8'10" x 8'9")
- LANDING**
3.53m x 1.57m (11'7" x 5'2")
- BEDROOM**
4.01m x 3.25m (13'2" x 10'8")
- BEDROOM**
3.45m x 2.69m (11'4" x 8'10")
- BATHROOM**
2.69m x 2.69m (8'10" x 8'10")

GARDEN
An enclosed, low maintenance, south westerly facing garden with brick wall and wooden fence boundaries. Raised wooden decked area. Range of plants, trees & mature shrubs.

TENURE
We have been advised by our seller clients that the property is Freehold. Your legal representative should confirm this.

SCHOOL CATCHMENT
My English medium primary catchment area is Ninian Park Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.
My English medium secondary catchment area is Fitzalan High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

EPC
TBC

COUNCIL TAX
Band C



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 