www.jeffreyross.co.uk





Nestled in the lovely Grange Gardens in Cardiff, this end-terrace home is a real find. With three reception rooms and three spacious bedrooms, there's plenty of room to spread out—whether you've got a growing family or just love having people over.

Comments by Mr Julian Preston



**Property Specialist**Mr Julian Preston
Senior valuer

julian@jeffreyross.co.uk

A rare opportunity to purchase one of only 10 houses on the road, finished to an exceptional standard with viewings over the gardens to the front and lane access to the rear.

Comments by the Homeowner



## Grange Gardens, Grangetown, CRF

Main Building: Total Interior Area 1377.03 sq 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.







www.jeffreyross.co.uk





## **Grange Gardens**

Grangetown, Cardiff, CF11 7LJ

**Asking Price** 

£400,000







3 Bedroom(s) 1377.03 sq ft



Contact our Pontcanna Branch 02920 499680

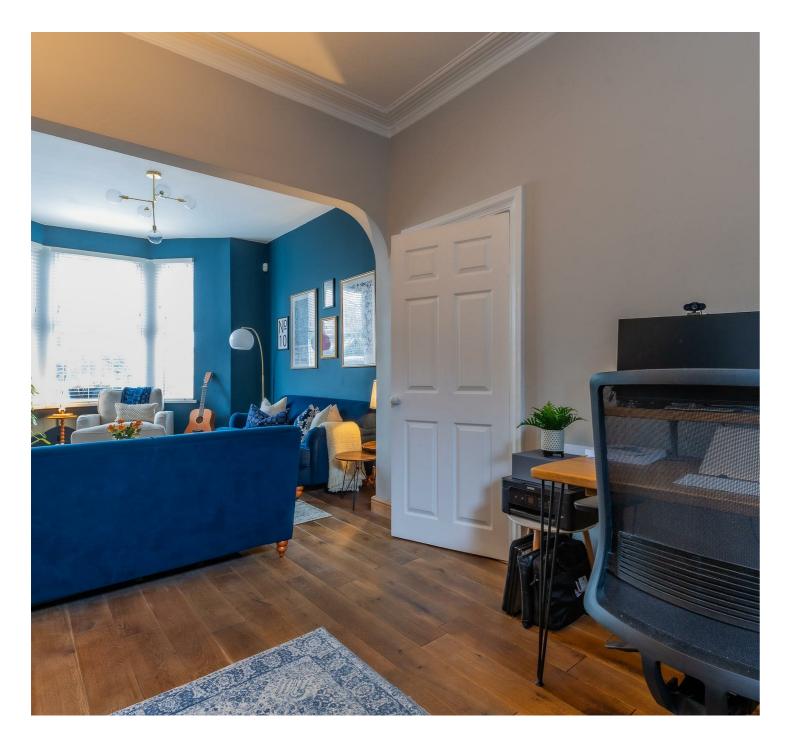
Nestled in the charming Grange Gardens of Cardiff, this exceptional end terrace house is a true gem waiting to be discovered. Boasting three reception rooms and three spacious bedrooms, this property offers ample space for a growing family or those who love to

With a generous 1,377 square feet of living space, this home provides a comfortable and inviting atmosphere for all who enter. This property exudes a modern charm while still retaining a lot of its character.

One of the standout features of this property is its stunning views over the gardens to the front, allowing you to enjoy the beauty of nature right from the comfort of your own home. Additionally, being one of only 10 homes on the road ensures a sense of exclusivity and privacy that is hard to come by.

Although originally designed as a 4-bedroom home, the current layout has been thoughtfully reconfigured to offer three spacious double bedrooms, perfect for creating a cosy retreat for you and your loved

If you are in search of a property that combines comfort, style, and a touch of luxury, then look no further than this delightful home in Grange Gardens. Book your viewing today and step into the possibility of making this house your dream home.





Entrance Porch 3'5 x 2'11 (1.04m x 0.89m)

Entrance Hallway

Open Plan Living Room 26'10 x 12'7 (8.18m x 3.84m)

Open Plan Kitchen / Diner 26'8 x 10'4 widest point (8.13m x 3.15m widest point)

Downstairs WC

To the first floor

Master Bedroom 16'5 x 14'2 (5.00m x 4.32m)

Bedroom Two 10'7 x 11'9 (3.23m x 3.58m)

Family Bathroom 7'6 x 10' (2.29m x 3.05m)

Bedroom Three 10'8 x 16'1 (3.25m x 4.90m)

Fantastic third bedroom currently used as a dressing room. This room would have originally been two bedrooms given the window layout. Cupboard holding combi boiler.

Garden

Low maintenance South West facing garden, rear access, outside storage and two seating areas.

Tenure

We are informed by the owner that the property is Freehold, this si to be confirmed by your legal advisor.

Council Tax

Band - TBC

School Catchments

My English medium primary catchment area is Grangetown Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25) - Brand new facilities for 2024

My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

Additional Information

Views of Garnge Gardens On street Parking Walking distance to Cardiff Bay Finished to an exceptional standard Excellent school catchments

CARDIFF VALE CAERPHILLY BRISTOL www.jeffreyross.co.uk









