



# Selling with us

## Property Details Approval Form

1a Ludlow Street, Cardiff,  
South Glamorgan, CF11 7BX

**Date:** 05 February 2026

**Property Ref and Version:** CAN305106 - 0002

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description
- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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offers in the region of £150,000

Tenure: Freehold

## Key Features

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- NO CHAIN
- Rare to Market
- Good Investment Opportunity
- Recently Renovated
- Coach House Property
- EPC Rating: D

## Short Description

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Located within the sought after area of Grangetown is this NO CHAIN property that benefits from having great transport links via Cardiff Central Train Station and is also walking distance to Cardiff City Centre that has all local attractions and amenities!!!

## Long Description

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Situated within Grangetown, Cardiff is this one bedroom coachhouse property that is rare to the market and being sold with NO ONGOING CHAIN!!! Situated within close proximity to Cardiff City Centre, Capital Retail Park which houses all local amenities and has great transport links via Cardiff Central Train Station and Ninian Park Train Station

## Directions

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## Agent Note

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## Room Description

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Entrance Hallway

Lounge/Kitchen

Master Bedroom

Bathroom

Rear Garden

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## Room Description

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## Property Images

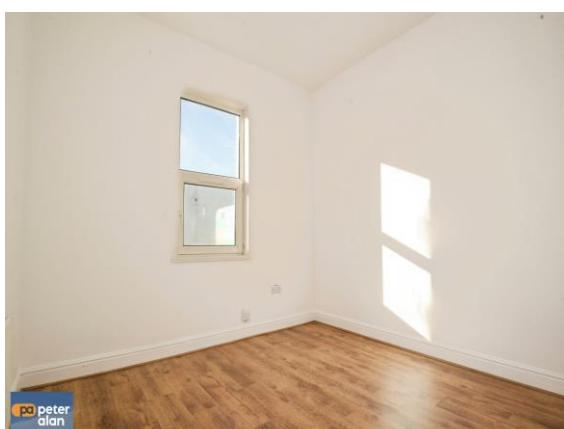
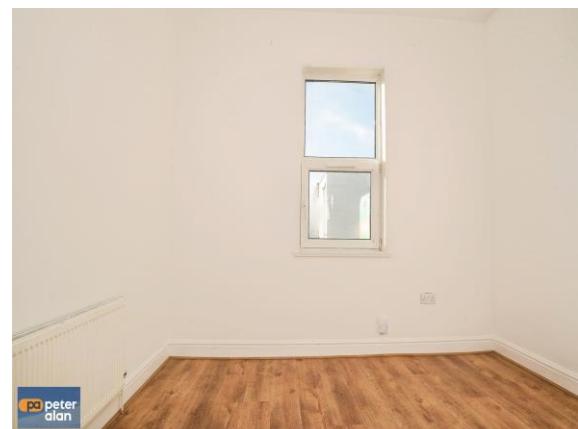
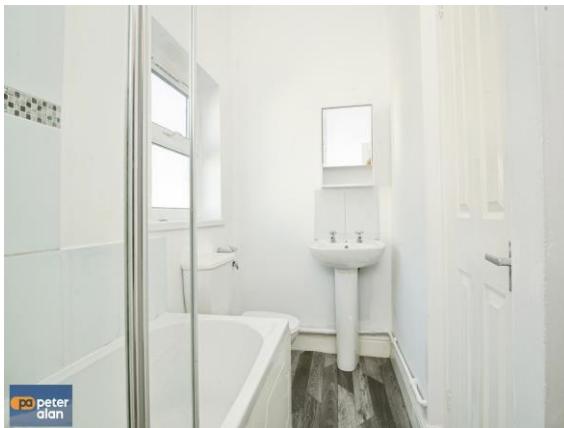


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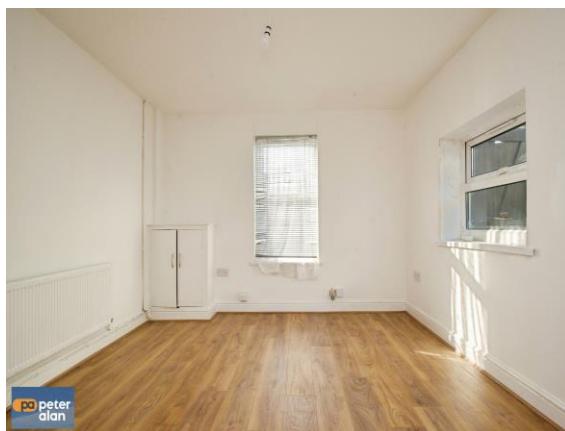


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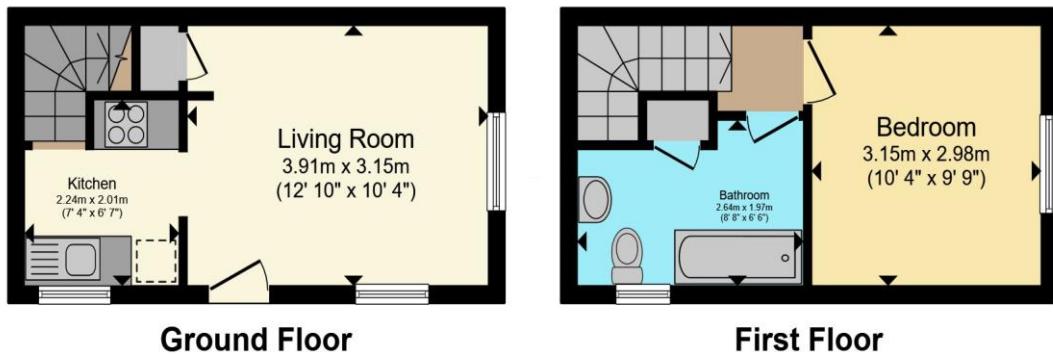


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## Floor Plan



Total floor area 37.9 m<sup>2</sup> (408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

 **peter  
alan**

## Approval

### Signature

### Date

Sofie Ekstrom-Gabb		
Mrs R.M. Merrill		