



## Sussex Street, offers in the region of £230,000

- Two Bedrooms
- Rear Garden
- Two Reception Rooms
- Sought After Location
- Close to Local Amenities
- EPC Rating: C



2 1 1



## About the property

Situated within Grangetown is this PERFECT First Time Buy, just a stone throw to all local amenities!!

## Accommodation

### Entrance Hallway

### Lounge

11' 1" x 10' 7" ( 3.38m x 3.23m )

### Living Room

11' 7" max x 14' max ( 3.53m max x 4.27m max )

### Kitchen

9' 4" x 8' 5" ( 2.84m x 2.57m )

### Landing



## Master Bedroom

11' 1" x 14' 1" max ( 3.38m x 4.29m max )

## Bedroom Two

11' 7" x 8' 7" ( 3.53m x 2.62m )

## Bathroom

## Rear Garden

## Floorplan



Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

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