

# Corporation Road

GRANGETOWN, CARDIFF, CF11 7AY

GUIDE PRICE £350,000

**Hern &  
Crabtree**





# Corporation Road

A substantial, three storey family home situated on the bustling Corporation Road of Grangetown, Cardiff.

Offering spacious & versatile accommodation, which should be viewed to fully appreciate, it presents an excellent opportunity for families seeking a spacious and comfortable home, within a stone's throw of the city centre of Cardiff.

Boasting four well-proportioned bedrooms, family bathroom & a loft with a shower – this property is ideal for those who require ample living space. It also benefits from a basement, providing additional storage or potential for further development, depending on your needs.

The house is designed to accommodate family life with ease, offering generous areas for relaxation and socialising. Its proximity to the city centre of Cardiff ensures that residents can enjoy the best of urban living, with a variety of shops, restaurants, and cultural attractions just a short distance away.

This property is not only a good size family home but also benefits from the convenience of local amenities, making it a practical choice for busy households. Offered with no chain, it allows for a smoother and quicker purchase process – ideal for buyers looking to move swiftly.

Whether you are looking to settle down in a welcoming community or seeking a property with potential for growth, this terraced house on Corporation Road is certainly worth considering.

With its blend of space, location, basement, and family-friendly features, this home is poised to meet the needs of modern living in one of Cardiff's most sought-after areas.



## Entrance

Double glazed panelled front door to the entrance hall area. Ornate coving to the ceiling. Cornicing. Cupboard housing gas meter. Laminate flooring. Staircase rising to the first floor with newel posts and spindles. Radiator. Understairs storage cupboard. Door to:

## Lounge area & Sitting area

A light and spacious open plan style reception rooms.

## Lounge area

Bay to the front elevation with double glazed leaded windows. Ornate coving to the ceiling. Contemporary style vertical radiator. Inset fireplace. Feature glass block detail allowing additional light into the entrance area. Open to:

## Sitting area

Vertical style column radiator. Feature fireplace with hearth and display mantle. Coving to the ceiling. This room further extends into a useful additional area, perfect for home office space or play area with double glazed window to the rear elevation.

## Dining room

Double glazed window to the side elevation. Feature laminate flooring. Radiator. Coving to the ceiling. Spotlights to the ceiling. Glass panelled internal door to:

## Kitchen

A good size kitchen offering a range of matching wall and base units with cupboards and drawers with good storage facilities with complementary work surfaces over. One and half bowl sink drainer unit. Space for cooker with gas and electric cooking points. Chimney style extractor above. Plumbing for dishwasher. Wall mounted gas central heating boiler. Built in wine racks. Double glazed window to the side elevation. Window to the rear elevation. Access to:

## Utility room

Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer. Double glazed windows to the side and rear elevations. Double glazed french doors to the rear elevation giving access to the garden. Tiled flooring. Walls are tiled.

## Landing

A split level landing. Staircase rising to the second floor with newel posts and spindles. Smooth plastered ceiling. Spotlights to the ceiling.

## Bedroom one

A light and spacious principle bedroom with double glazed leaded bay window and an additional window to the front elevation. Feature original fireplace. Radiator.

## Bedroom two

A second double bedroom. Double glazed window to the rear elevation. Radiator.

## Bedroom three

A good size third bedroom. Double glazed window to the rear elevation. Radiator.

## Bedroom four

Double glazed window to the side elevation. Radiator.

## Family bathroom

A modern style bathroom, offering a three piece suite in white comprising: panelled bath with mains pressure shower and screen, wash hand basin set into vanity unit with storage beneath and close coupled WC. Tiled flooring. Walls are tiled. Heated towel radiator. Double glazed window to the side elevation. Spotlights to the ceiling. Extractor.

## Loft

A generous double bedroom with double glazed window to the rear elevation. Radiator. Smooth plastered ceiling. Spotlights to the ceiling. Radiator. Under eaves storage cupboards. Skylight window. Alcove ideal for wardrobes. Door to:

## Shower

A modern three piece suite in white comprising: shower cubicle with electric shower, wash hand basin and WC. Walls are tiled. Heated towel radiator. Double glazed window to the rear elevation.

## Outside front

To the front of the property is a fore court garden area, low maintenance, with pedestrian access to the front of the property.

## Outside rear

To the rear of the property is a low maintenance, enclosed garden. The garden is mainly laid to paving slabs and enclosed by timber fencing and walling.

## Disclaimer

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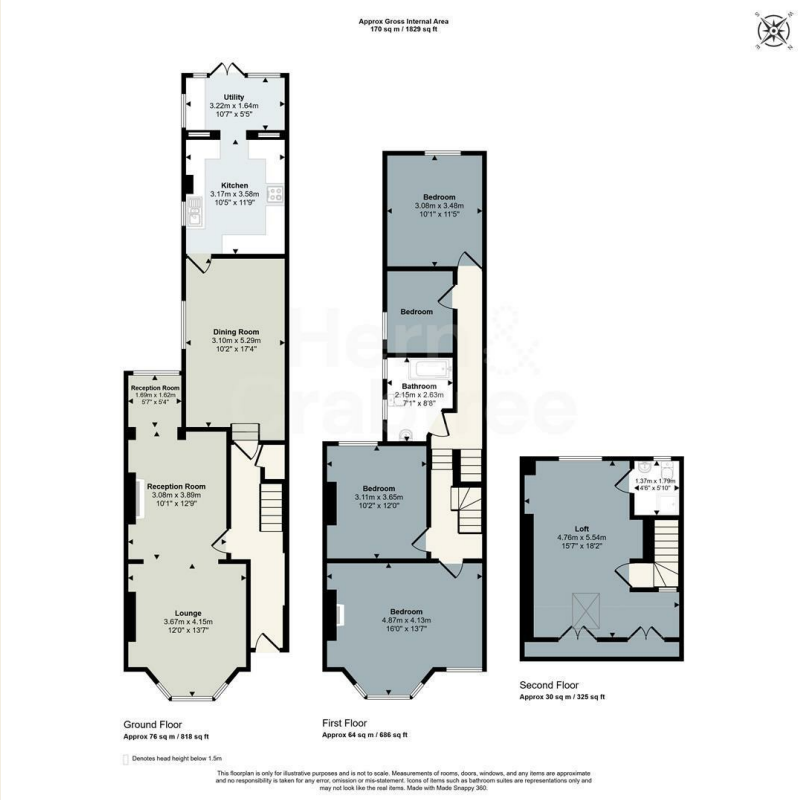




Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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