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Cosslett Place, Grangetown. Cardiff. CF11 7DD

GUIDE PRICE £335,000 - £345,000 Freehold

A much-loved 3-bedroom semi-detached family home, cherished since 1964, set on a generous corner plot with driveway, gardens and excellent potential. Spacious accommodation, bay windows, fitted storage and a fantastic Grangetown location.

SCAN ME

A Much-Loved Family Home

A Rare Opportunity in the Heart of Grangetown
Guide price £335,000 - £345,000

Some homes are simply houses. Others become part of a family's story. Cherished by the same family since 1964, this much-loved three-bedroom semi-detached home represents a genuinely rare opportunity to acquire a property that has been a treasured family home for more than six decades.

Occupying a generous corner plot in the heart of Grangetown, the property offers something increasingly difficult to find in such a well-connected Cardiff location; excellent living space, a substantial garden, private driveway, off-road parking and genuine potential to create a home perfectly suited to modern family life.

Olivia Louise are please to present to the market for the first time in over 60 years and offered with no onward chain following probate, this is a property with history, space and enormous potential.

For the next owner, this is an opportunity not simply to purchase a house, but to take on the next chapter of a home that has already been loved, lived in and enjoyed for generations.

A Home Full of Possibility

Approached via its own private driveway, the property immediately benefits from the unusual advantage of a generous corner position, providing a sense of space rarely associated with properties so close to the city centre.

Inside, the accommodation is well proportioned and practical, offering the flexibility that modern family life demands. The ground floor provides a welcoming hallway entrance leading through to the principal living accommodation.

The bright front living room provides a comfortable space in which to relax, while the impressive through lounge creates a particularly versatile area for family life, dining, entertaining or simply enjoying time together.

With its generous proportions and natural flow, the through lounge could readily be adapted to suit the needs of a growing family, perhaps creating defined living and dining zones while retaining that wonderful feeling of openness.

To the rear is the extended kitchen, an addition made approximately 50 years ago and testament to the way this home has evolved with the family over the decades.

The kitchen provides an excellent foundation for the next owner, with plenty of scope to modernise and create a contemporary family kitchen or open-plan entertaining space, subject to any necessary consents.

Upstairs, there are three well-proportioned bedrooms, together with the family bathroom.

The accommodation provides a superb opportunity for a purchaser looking for space to grow into, while also offering exciting possibilities for those wishing to modernise and personalise their surroundings.

A Generous Plot

One of the property's most appealing features is the size and versatility of the plot.
The home occupies a generous corner position, with a front garden, private driveway and off-road parking, while the rear garden provides valuable outdoor space for family life.

For families, the garden offers room for children to play, outdoor dining, entertaining and gardening. For keen gardeners, there is scope to create something truly special.

For those looking at the property with an eye to the future, the plot also provides an exciting blank canvas for landscaping, subject of course to any required permissions or consents.

In a location where outdoor space is increasingly prized, the combination of a substantial plot, parking and gardens is a significant advantage.

The Opportunity to Create Something Special

This is not a home that needs to tell you what it should become. Instead, it offers the next owner the opportunity to make it their own.
Whether your vision is a sympathetic refurbishment that retains the character and proportions of a much-loved family home, or a more comprehensive programme of modernisation, this property offers a fantastic foundation.

Imagine creating a beautiful contemporary kitchen, updating the family bathroom, introducing your own style

throughout and transforming the garden into an extension of the living space.

The result could be a wonderful modern family home in one of Cardiff's most conveniently positioned residential areas.

Location is one of the property's greatest strengths. Grangetown is a vibrant and established Cardiff community, ideally positioned between the city centre and Cardiff Bay, making it particularly attractive to families, professionals and those looking for a home that keeps everyday life within easy reach.
The area offers a wonderfully convenient mixture of established residential streets, local shops, cafés, supermarkets and everyday services.

Whether you are heading out for the weekly shop, meeting friends for coffee, taking the children to the park or travelling into the city for work or leisure, much of what you need is close at hand. And when you want to enjoy everything Cardiff has to offer, the city centre is only a short distance away.

What's on Your Doorstep

One of the great lifestyle advantages of living in this part of Cardiff is the proximity to Cardiff Bay.
Once an industrial dockland, the Bay has been transformed into one of the city's most recognisable destinations and provides an exceptional choice of places to eat, drink, shop, explore and relax.

Enjoy a meal overlooking the water, take a leisurely stroll around the waterfront, visit the Wales Millennium Centre or explore the many attractions and leisure opportunities around the Bay.

The area also provides access to some of Cardiff's most popular waterfront walks and cycle routes, making it easy to escape the feeling of city living without actually leaving the city.

For families, couples and professionals alike, having this combination of city, waterfront and green space nearby creates a particularly appealing lifestyle.

Cardiff City Centre - The city centre is another major attraction. From shopping and restaurants to entertainment, culture, nightlife and employment, Cardiff offers everything you would expect from a thriving capital city.
The property is particularly well positioned for those who want to enjoy city living while still having the benefit of a traditional family home with its own garden and parking.

Cardiff Central Station provides extensive rail connections, while the city's extensive bus network makes commuting and getting around the wider area straightforward.

For those who work in the city, study locally or simply enjoy having restaurants, shops and entertainment close by, this is a location that makes everyday life exceptionally convenient.

Excellent Transport Connections

For commuters, the property is particularly well placed. Grangetown railway station provides direct rail connections towards Cardiff Central and onwards through the wider Cardiff network, with current Transport for Wales services also connecting towards destinations including Penarth, Barry and the Rhymney/Coryton directions.

Cardiff Central Station is also readily accessible, providing an important national rail hub for journeys across South Wales and beyond. Road connections are equally convenient, with access towards the A4232 and the wider M4 motorway network, making the property well suited to commuters travelling by car.

For those who prefer to leave the car at home, the combination of local bus services and nearby rail connections provides an excellent alternative.

In short, this is a home that offers the best of both worlds; a peaceful family setting with the wider city and transport network readily accessible.

Schools & Family Life

For families, education is naturally an important consideration, and Grangetown provides access to a choice of primary and secondary schools within the wider Cardiff area.

Grangetown Primary School is located within the local community, while families can also explore the wider selection of Cardiff primary and secondary schools according to their preferred language provision and individual requirements. Cardiff Council provides an online school and catchment search using the property's postcode.

The Council currently advises parents to research individual schools and catchment arrangements when making applications, as living within a catchment area does not itself guarantee a place.

This makes the location particularly appealing to families looking for the convenience of established schools, parks, leisure facilities and everyday amenities all within the wider neighbourhood.

A Place to Put Down Roots

Perhaps the greatest appeal of this property is its potential to become what it once was — a much-loved family home. For more than 60 years, this house has provided a backdrop to family life. Now, the opportunity has arisen for a new owner to bring their own ideas, style and personality to the property.

The generous plot provides space outside. The three bedrooms provide space upstairs. The living accommodation provides flexibility downstairs. The location provides connectivity to everything Cardiff has to offer.

And importantly, the property is being offered with no onward chain, providing an attractive opportunity for purchasers looking to move without the complications of a connected sale.

The Perfect Blank Canvas

There is something particularly exciting about a house that gives you the opportunity to see beyond what is there today.

This property offers exactly that. A home with history. A generous plot. Excellent proportions. Private parking. A substantial garden. Three bedrooms. A highly convenient location. And the opportunity to modernise and create something genuinely personal.

Whether you are a family looking for your next long-term home, a purchaser searching for a property with potential, or someone who appreciates the opportunity to take an established house and transform it into something special, this property deserves your attention. Properties offering this combination of history, plot, space, parking and location rarely come to the market.

This is a home that has been loved for over six decades. Now it is ready for its next chapter.

Don't Miss the Opportunity

With its generous corner plot, three bedrooms, excellent living accommodation, private driveway, gardens and outstanding position close to Cardiff Bay and the city centre, this is a property that needs to be seen to be fully appreciated. Opportunities of this nature are increasingly rare in Grangetown.

Contact the team today and secure your viewing:

T 02920 575 631
E sales@olivia-louise.co.uk

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Front Garden

Set back from the road and occupying a generous corner position on a quiet residential street, the property immediately makes a welcoming first impression.The front garden is approached through two separate gates, offering both pedestrian and vehicular access. One provides a convenient pathway to the front entrance, while the second gives access to the private paved driveway, allowing you to pull directly onto the property with ease.The front garden combines a neatly paved driveway with an area of lawn, creating a practical yet attractive approach to the home while providing valuable off-road parking.Adding real character to the property's kerb appeal are the two beautiful bay-fronted windows, which provide a wonderful focal point to the front elevation and hint at the generous proportions and traditional feel found within.The corner position also brings an additional practical advantage, with side access leading through to the rear garden. This is particularly useful for family life, gardening and bringing larger items through to the rear without having to pass through the house.With its attractive bay frontage, private driveway, lawned garden and gated side access, the approach sets the tone for what is a genuine family home with space, character and plenty of potential.

Hallway

Stepping inside, the welcoming entrance hallway provides the perfect introduction to this much-loved family home.Bright and practical, the hallway creates a natural connection between the principal reception rooms and the staircase rising to the first floor, giving an immediate sense of the home's generous proportions and excellent layout.There is plenty of space to arrive home, greet guests and comfortably organise everyday family life, while the hallway also provides access through towards the rear of the property and the extended kitchen.This is a traditional entrance that feels both practical and inviting, offering a glimpse of the space and versatility that continues throughout the home.With its excellent proportions and straightforward layout, the hallway provides a wonderful blank canvas for the new owner to introduce their own style whether that means retaining a more traditional feel or creating a brighter, contemporary entrance to complement the home's future transformation.

Living room
11' 5" x 12' 1" (3.48m x 3.68m)
A beautifully inviting front reception room, full of natural light and character, providing a wonderful space in which to relax and unwind.The room is immediately enhanced by the stunning bay window, which floods the space with natural light and creates an attractive focal point to the front of the home. The bay also adds to the generous proportions of the room, offering plenty of scope for a comfortable seating arrangement.Beautiful wood flooring runs beneath, adding warmth and a timeless quality while complementing the traditional character of the property.With its combination of natural light, bay-fronted character, attractive flooring and statement fireplace, this is a reception room with a warm and welcoming feel and plenty of charm.

Dining room/ 2nd Reception
10' 9" x 12' 4" (3.28m x 3.76m)
A bright and generously proportioned second reception room forms part of the home's impressive open-plan living space, offering a wonderful area in which to relax and spend time together.With plenty of natural light and a pleasant outlook over the rear garden, the room has a lovely connection with the outdoors and provides a peaceful setting away from the front of the property.The open-plan arrangement allows this space to flow naturally into the adjoining dining area, creating a sociable and versatile environment that works equally well for everyday family life or entertaining.Whether enjoyed as a comfortable family lounge, relaxation area or flexible entertaining space, this is a room with excellent potential to adapt to the needs of its next owners.

Linked room
5' 9" x 10' (1.75m x 3.05m)
Flowing naturally from the second reception room is the dedicated dining area, creating a wonderful open-plan setting for family meals, entertaining and enjoying time together.The open-plan connection with the second reception room also means conversations and family life can continue naturally between the two areas, while the garden outlook adds to the bright and welcoming feel.A highly versatile space with plenty of scope for the next owner to arrange and furnish according to their own lifestyle, whether retaining the current dining arrangement or creating an entirely different use for this part of the home.

Kitchen
9' 1" x 10' 3" (2.77m x 3.12m)
The bright and well-maintained kitchen is a practical and highly functional space, offering an excellent foundation for the next owners to make their own.While the kitchen is dated in style, it has been kept exceptionally neat and tidy and remains fully functional, with plenty of cupboard storage and generous worktop space providing everything needed for day-to-day family life.A double oven adds further practicality, while the kitchen window enjoys an outlook towards the rear garden; meaning there is a pleasant view outside while preparing meals, washing up or simply going about everyday tasks.The room benefits from good natural light and, importantly, offers considerable scope for transformation. For buyers looking to modernise, this could become a fantastic contemporary kitchen, with the existing layout providing a useful starting point for a future redesign.The property has been priced with the required modernisation in mind, giving the new owner the opportunity to invest and create a kitchen that reflects their own taste, lifestyle and aspirations.For now, however, it is a clean, tidy and completely usable kitchen, allowing the next owners to move in and enjoy the home while planning any improvements at their own pace.With its good storage, ample preparation space, double oven and garden outlook, this is a kitchen that offers both immediate practicality and exciting future potential.

Primary Bedroom
11' 1" x 12' 5" (3.38m x 3.78m)
A wonderfully spacious primary bedroom with an abundance of natural light, beautifully complemented by the home's impressive large bay window.The generous proportions create a relaxing and comfortable environment, with plenty of space for a substantial bedroom suite and additional furniture.The room also benefits from fitted wardrobes, providing valuable built-in storage while leaving plenty of floor space available. The existing layout gives the next owner excellent foundations to work with, whether choosing to retain the current arrangement or create a more contemporary and personalised bedroom retreat.With its generous dimensions, characterful bay window and excellent storage, this is a bedroom with the right bones to become a truly beautiful place to unwind, relax and switch off at the end of the day.A peaceful and versatile principal bedroom with plenty of potential to make it your own.

Bedroom two
9' 3" x 12' 4" (2.82m x 3.76m)
Another generously sized double bedroom, offering excellent flexibility for family members, guests or those looking to create a dedicated home office or hobby space.The room benefits from fitted wardrobes, providing useful built-in storage and helping to maximise the available floor space.A particularly pleasant feature is the window overlooking the rear garden, bringing in natural light while providing a lovely outlook over the property's outdoor space.With its comfortable proportions, fitted storage and garden-facing aspect, Bedroom Two is a bright and practical room with plenty of potential to suit the needs of its new owners.Whether used as a second double bedroom, guest accommodation or a flexible additional living space, it provides another excellent room within this substantial family home.

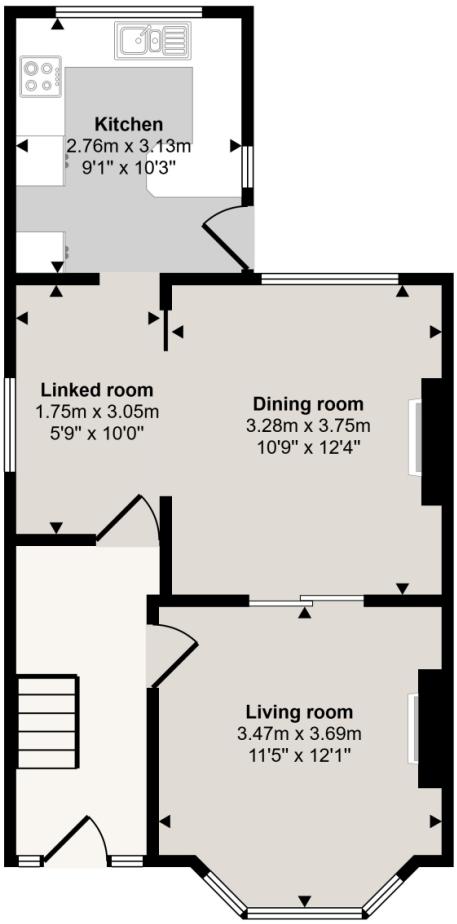
Bedroom three
6' 7" x 8' 6" (2.01m x 2.59m)
A lovely third bedroom offering excellent versatility, whether required as a child's bedroom, guest room, dressing room, home office or simply a peaceful space of your own.The room is particularly well equipped with floor-to-ceiling mirrored fitted wardrobes, providing an abundance of storage while also helping to create a wonderful feeling of light and space.With storage already beautifully incorporated into the room, there is less need for additional freestanding furniture, leaving more floor space to furnish and personalise as you wish.And with those impressive full-height mirrored wardrobes already in place, you really are being spoilt!A versatile third bedroom that offers practicality, excellent storage and plenty of scope to make it your own.

Bathroom
5' 7" x 5' 7" (1.70m x 1.70m)
A bright, clean and beautifully presented family bathroom, finished in a timeless all-white scheme with floor-to-ceiling tiling that creates a fresh and easy-to-maintain space.One of the real advantages of this bathroom is its excellent size and generous proportions. There is plenty of room for the whole family to comfortably use the space, making those busy morning and evening routines that little bit easier.The generous layout has also been thoughtfully adapted for accessibility, providing additional space and practical features for those who require them. The adaptations have been incorporated into a clean, bright and welcoming room without compromising on its overall sense of space.For a busy family, the proportions are a real bonus, providing ample room during hectic bath times and everyday routines. Equally, for those looking to create a more relaxing retreat, there is plenty of space to introduce additional storage, furnishings and finishing touches to create a peaceful place to unwind.The floor-to-ceiling white tiling enhances the feeling of cleanliness and light, while also providing a wonderful blank canvas for the next owner to personalise if desired.A particularly spacious and versatile family bathroom, offering practicality today and excellent potential for the future.

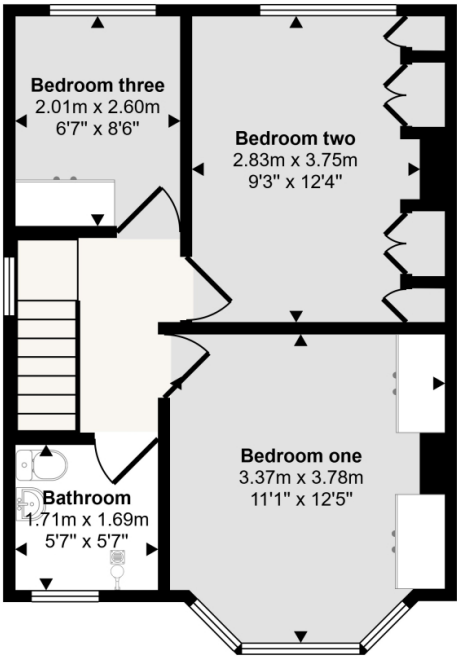
Rear Garden

Step outside and you will find a generous and beautifully established rear garden, offering a wonderful extension of the home's living space and plenty of room to enjoy the outdoors.The garden is thoughtfully arranged with a combination of paved areas and lawn, creating the perfect balance between entertaining space and areas to relax, play or simply enjoy the sunshine.Raised flower beds add interest and character, providing the ideal opportunity for keen gardeners to introduce seasonal colour, shrubs and planting, while the existing potted plants add further charm and personality.The enclosed nature of the garden is another real advantage, with fencing surrounding the boundaries creating a private and secure environment that is particularly well suited to family life.There is plenty of flexibility here too. The paved area could provide a fantastic setting for outdoor dining and summer entertaining, while the lawn offers space for children to play or for creating a more substantial garden scheme.A particularly useful feature is the side access leading directly from the front of the property into the rear garden. This is ideal for bringing through bicycles, garden equipment and other larger items without having to take them through the house. It is also wonderfully practical for dog owners, making everyday life that little bit easier.With its combination of lawn, paved areas, established planting, raised beds, privacy and convenient side access, the rear garden offers a lovely outdoor space with plenty of scope to enjoy now and further enhance over time.

Approx Gross Internal Area
85 sq m / 914 sq ft

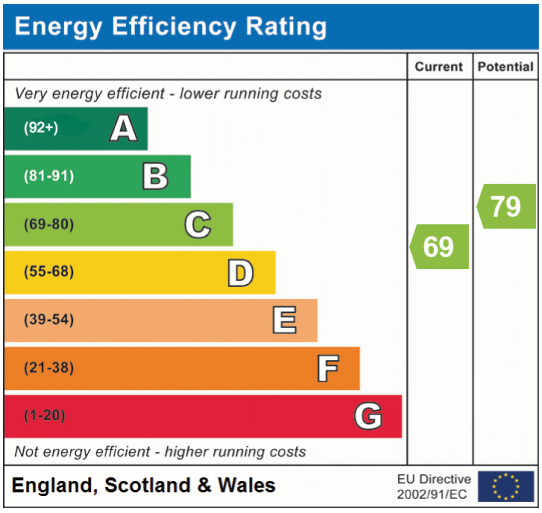


Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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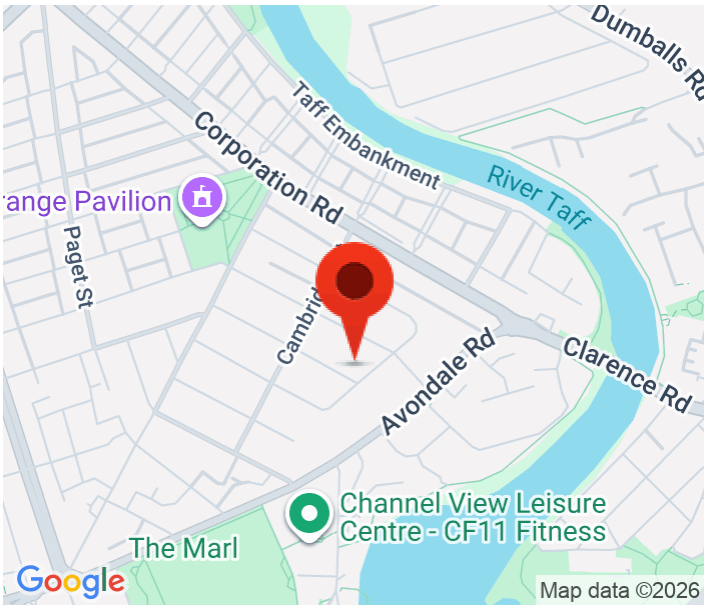

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.