

## Court Road, Grangetown, Cardiff. CF11 6RY

- NO CHAIN
- 2 BEDROOMS
- EXTENDED PERIOD MID-TERRACE
- SOUTHEAST-FACING REAR GARDEN
- LOG BURNER
- GENEROUS KITCHEN/DINER
- MODERNISED FAMILY BATHROOM
- WALKING DISTANCE TO CARDIFF CITY CENTRE
- WALKING DISTANCE TO POPULAR TRAMSHED VENUE
- NEARBY SCHOOLS, SHOPS & AMENITIES



## PROPERTY DESCRIPTION

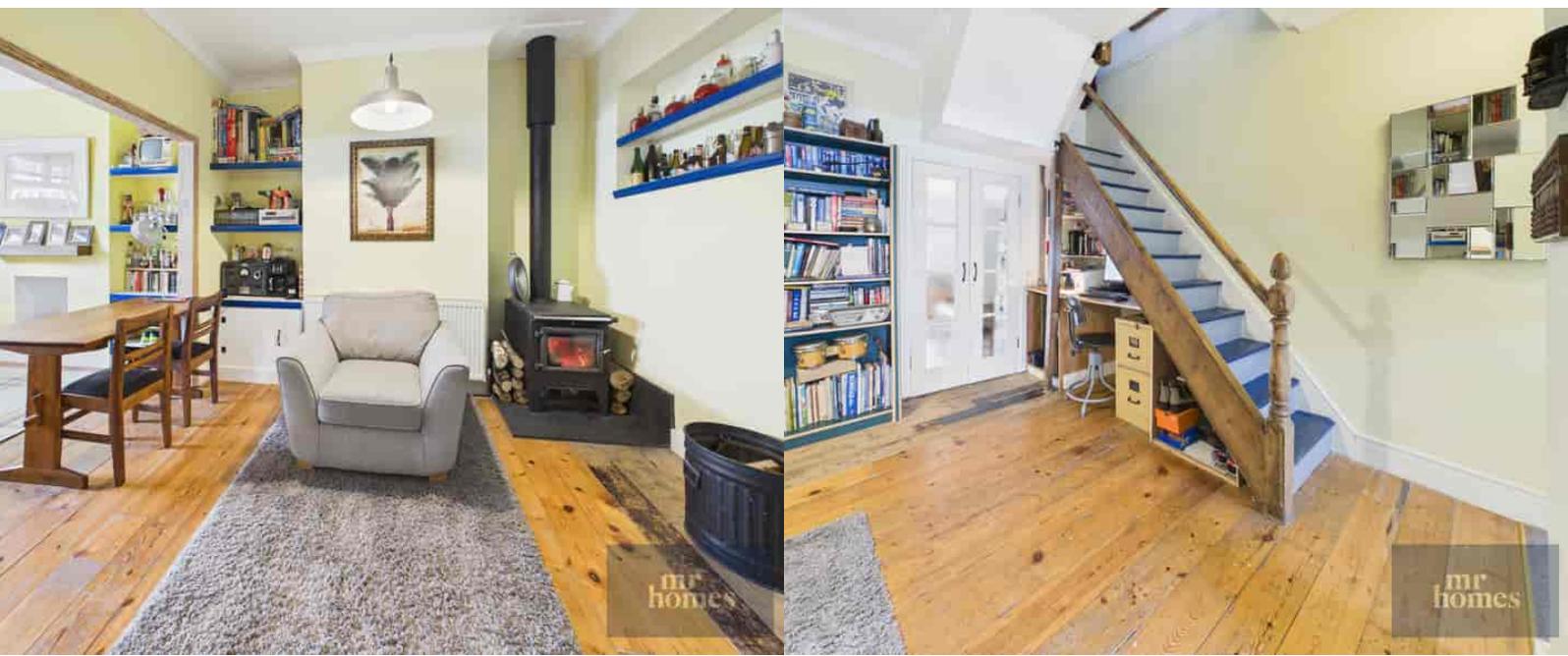
This beautifully extended period mid-terrace house in the vibrant Grangetown area offers a perfect blend of character and modern living. Featuring two well-proportioned bedrooms, a spacious family bathroom that has been stylishly modernised, and two versatile reception rooms, this home is ideal for anyone seeking comfortable city living. The generous kitchen/diner provides a fantastic space for both cooking and entertaining, while the cosy log burner adds warmth and charm to the living area. With no chain involved, this property is ready for you to move in and make your own, complemented by a southeast-facing rear garden that is perfect for relaxing or socialising in the sunshine.

Grangetown is a thriving neighbourhood known for its friendly community and excellent connectivity to Cardiff City Centre, which is just a short walk away. The property benefits from being within walking distance of the popular Tram Shed venue, a hub for live music and events, making it perfect for those who enjoy an active social life. Local schools, shops, and amenities are all easily accessible, providing a convenient lifestyle with everything you need on your doorstep. Transport links are also well served by bus and road, making commuting hassle-free.

Step inside the property and you'll immediately appreciate the spacious and inviting front reception room, where large windows allow abundant natural light to flood the space, highlighting original features and the striking log burner, ideal for cosy evenings. The second reception room offers flexible living space, whether you choose to use it as a formal dining room, home office, or snug. Moving through, the generous kitchen/diner is a standout feature; it's perfect for family meals and entertaining friends, featuring ample work surface and storage space.

Upstairs, you'll find two comfortable bedrooms, each providing ample room for relaxation and rest. The modern family bathroom has been thoughtfully updated with contemporary fixtures and fittings, offering a fresh and clean space to start or end your day. Outside, the southeast-facing rear garden provides a sunny and private setting to enjoy outdoor living, with plenty of space for al fresco dining, gardening, or simply unwinding after a busy day.

This extended period mid-terrace house in Grangetown is a rare find, offering a superb combination of space, location, and character. With no onward chain, fantastic local amenities, and easy access to Cardiff's city centre, it presents an excellent opportunity for first-time buyers, couples, or investors looking to secure a stylish and practical home in a thriving community.



## ROOM DESCRIPTIONS

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### Entrance Hallway

3' 1" x 10' 10" (0.94m x 3.30m) Accessed via uPVC front door with obscured DG panel and transom over; carpeted

### Dining Area

15' 2" x 11' 5" (4.62m x 3.48m) Floorboards; radiator; cupboard housing electricity meter and RCD Consumer Unit; log burner; open plan to Living Room; double timber door with obscured glazed panels provides access to Kitchen

### Living Room

11' 4" x 10' 5" (3.45m x 3.17m) Floorboards; radiator; cupboard housing gas meter; uPVC DG window to front

### Kitchen

12' 6" x 13' 4" (3.81m x 4.06m) Tiled step down from Dining Area; fully tiled flooring; radiator; fitted kitchen with matching base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; space and plumbing for washing machine; space for free-standing cooker; space for free-standing fridge/freezer; uPVC DG window to side; uPVC French Doors provide access to Rear Garden

### First Floor Landing

5' 1" x 7' 0" (1.55m x 2.13m) Floorboards; access to both Bedrooms and Family Bathroom; access hatch to loft with fold-down ladder

### Bedroom 1

14' 0" x 10' 8" (4.27m x 3.25m) Floorboards; radiator; 2 x uPVC DG windows to front

### Bedroom 2

9' 7" x 10' 8" (2.92m x 3.25m) Floorboards; radiator; period fireplace surround; uPVC DG window to rear

### Family Bathroom

9' 3" x 7' 4" (2.82m x 2.24m) Plastic floor tiles; partially tiled walls; radiator; pedestal wash hand basin with mixer tap; WC; P-shaped panelled bath with mixer tap and mains powered shower over with dual shower heads; storage cupboard; gas central heating combi boiler: Worcester; uPVC obscured DG window with cat flap to rear

### Rear Garden

Patio area laid to flag stones; timber shed with log store; slightly raised decking area to rear with matching bench seat



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** On Street. Permit.

**Heating Sources:** Gas Central. Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Mobile Signal

Please see Ofcom coverage checkers

### Construction Type

Standard



# FLOORPLAN & EPC



Floor 0



**Landing**  
1.55 x 0.81 m  
5'1" x 2'8"

Floor 1



**Approximate total area<sup>m</sup>**  
77.8 m<sup>2</sup>  
837 ft<sup>2</sup>

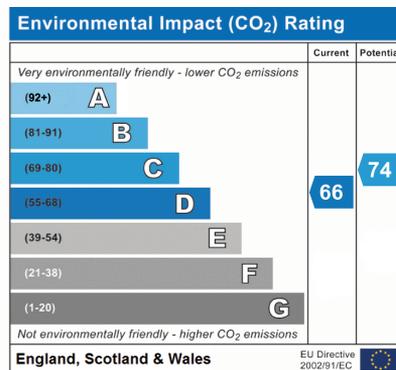
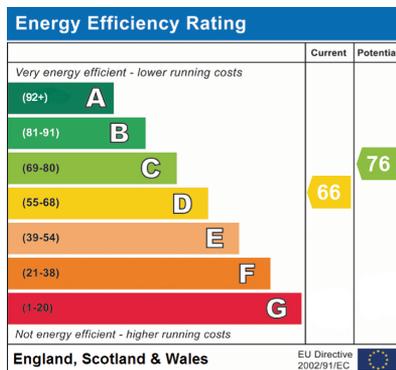
**Reduced headroom**  
1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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