

FOR SALE

Guide Price £180,000 to £190,000 Freehold



## City Gardens, Grangetown, Cardiff. CF11 8BL

- NO CHAIN SALE
- 1x DOUBLE BEDROOM BUNGALOW
- LARGE GARAGE with PITCHED ROOF
- SOUTH-FACING REAR GARDEN
- PRIVATE DRIVEWAY
- SPACIOUS LIVING/DINING ROOM
- FITTED KITCHEN
- LARGE DOUBLE BEDROOM
- MODERN SHOWER ROOM
- TENURE: FREEHOLD.



Mr Homes Estate Agents  
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555  
info@mr-homes.co.uk



## PROPERTY DESCRIPTION

\* Guide Price: £180,000 to £190,000 \* NO CHAIN \* Welcome to this charming one-bedroom bungalow located in the heart of City Gardens, Grangetown – a perfect home for those seeking comfort, convenience. This delightful freehold property boasts a spacious double bedroom, a modern shower room, and a bright, welcoming living/dining room, offering a wonderful combination of space and style in a highly sought-after location. Outside, the bungalow benefits from a south-facing rear garden, perfect for soaking up the sun and enjoying outdoor dining or gardening. This private outdoor space offers a tranquil escape and plenty of room for relaxation or entertaining friends and family. In addition, the property includes a private driveway providing secure off-road parking, along with a large garage with a pitched roof that offers excellent storage potential or space for a workshop or hobby area.

FREE HOME VALUATIONS - FREE MORTGAGE ADVICE - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



### **Entrance Hallway**

12' 2" x 3' 9" (3.71m x 1.14m)

### **Living/Dining Room**

15' 4" x 12' 1" (4.67m x 3.68m)

### **Kitchen**

9' 9" x 5' 2" (2.97m x 1.57m)

### **Bedroom (Double)**

13' 5" x 12' 4" (4.09m x 3.76m)

**Shower Room - 9' 9" x 8' 1" (2.97m x 2.46m)**

**Utility Cupboard - 2' 11" x 2' 6" (0.89m x 0.76m)**

Housing an i-mini c30 kW Combi-Boiler.

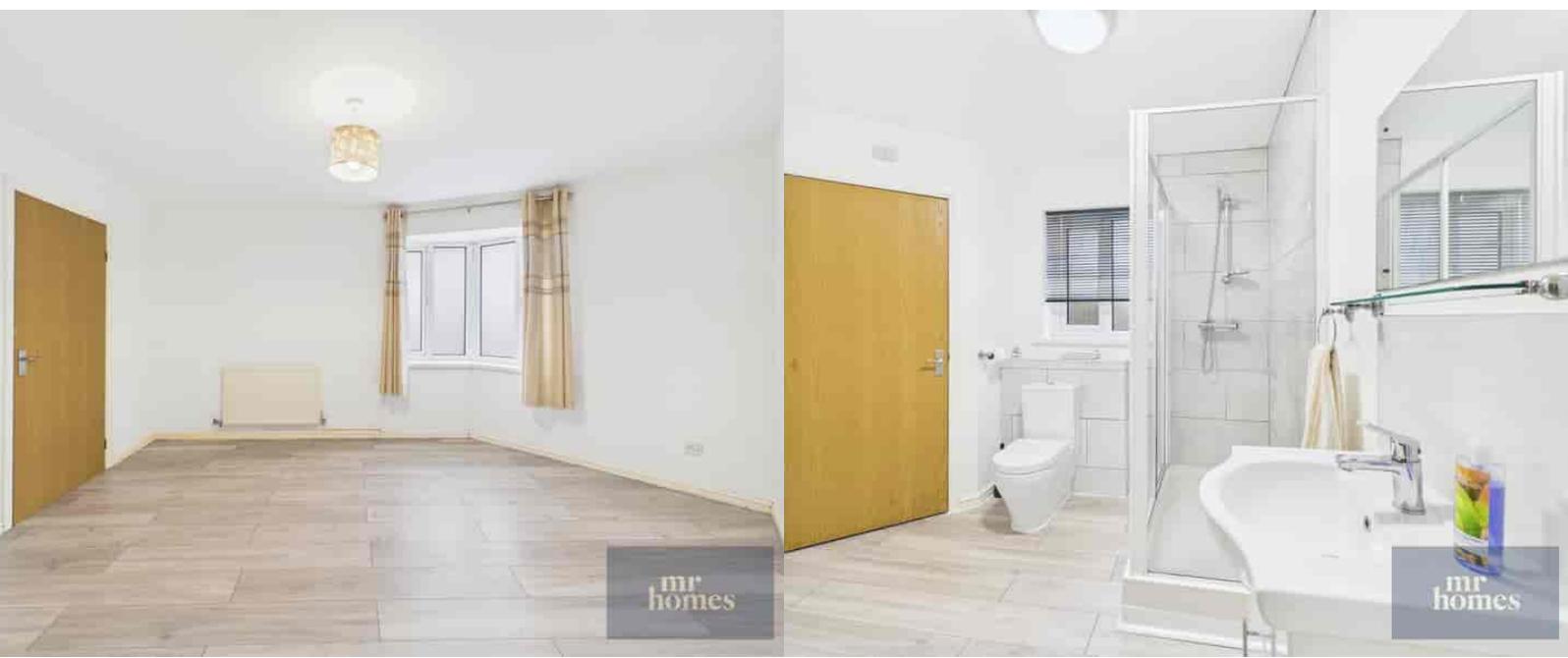
### **Front Garden - Low-Maintenance**

### **SOUTH-FACING Rear Garden - Enclosed**

Patio with Pathway Leading to Laid Lawn, Door into Garage, Lockable Gate to Driveway and Garage.

### **Private Driveway to Front of Garage**

### **Garage with Pitched Roof**



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Off Street.  
Private.

**Heating Sources:** Double Glazing. Gas  
Central.

**Electricity Supply:** Private Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**EPC Rating:** D (65)

**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

Mobile coverage

EE - Vodafone - Three -O2

Broadband

Basic - 9 Mbps

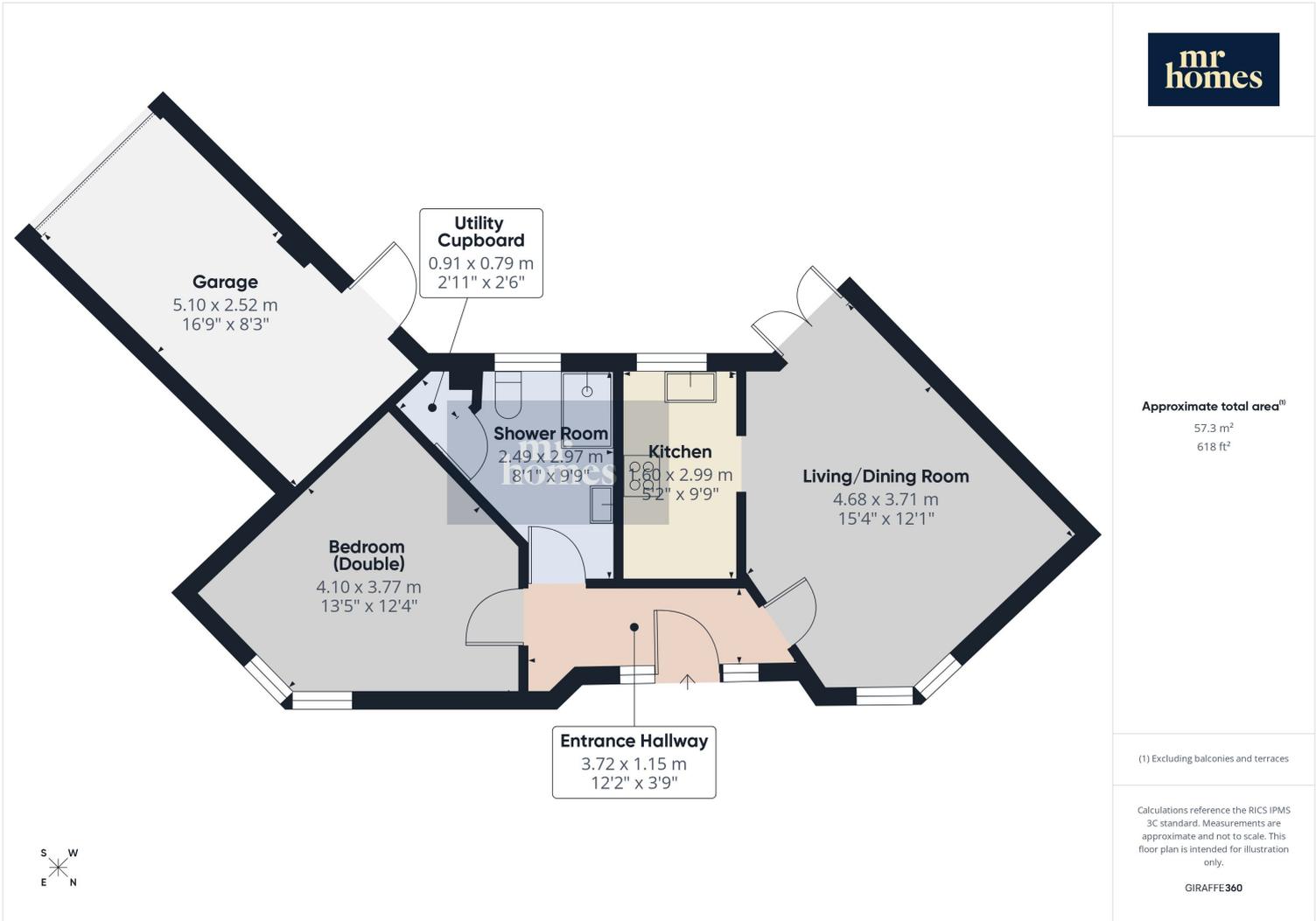
Superfast - 201 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	