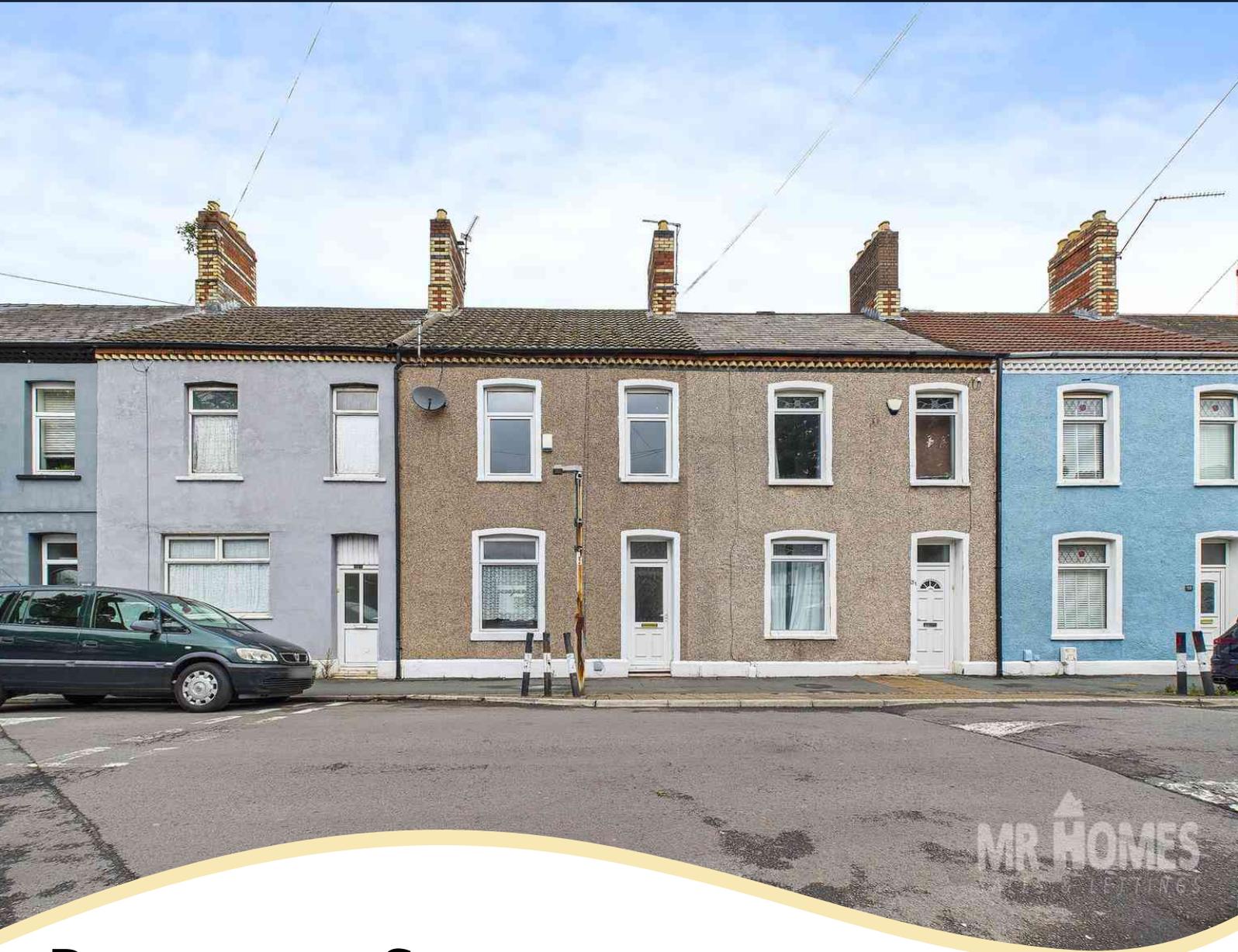


**SOLD STC**

£270,000 to £280,000 £270,000 Freehold



# Bromsgrove Street, Grangetown, Cardiff. CF11 7EZ

- NO CHAIN - 4-BED SPACIOUS FAMILY HOME
- CLOSE TO CARDIFF CITY CENTRE/ CARDIFF BAY & THE SPORTS VILLAGE - EXCELLENT TRANSPORT LINKS
- BRAND NEW CARPETS THROUGHOUT
- OPEN-PLAN LIVING ROOM & SITTING ROOM
- LARGE KITCHEN & UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



## PROPERTY DESCRIPTION

NO CHAIN - Guide Price: £270,000 to £280,000 - MR HOMES are pleased to Offer FOR SALE this Well Presented 4-Bedroom Spacious Family Home comprising in brief; Inner Porch Entrance Opens to the Hallway, Open-Plan Living Room & Sitting Room, Spacious Kitchen, Utility Room & Downstairs Shower Room & W.c, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, (Double) Bedroom 2, (Double) Bedroom 3 (Double) Bedroom 4 (Single) & a Family Bathroom Suite. The Rear Garden is a Good Size & Enclosed. There is a Roof Covering to the Side of the Property where you can Relax Outside. The Property Further Benefits from; Brand New Carpets Throughout, Plastered Walls & Ceilings, uPVC Double Glazing Windows & Gas Central Heating Powered by a Baxi Duo-Tec 33 ErP Combi-Boiler.

EPC Rating = D.

Council Tax Band = D.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

4WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

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### Entrance Porch

Entered Via uPVC Half Glazed Obscured D/g Door, Tiled Floor, Doorway to Hallway.

### Entrance Hallway

Tiled Floor, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Wall Mounted Thermostat Controller. Door To Understair Storage Cupboard, Doors to Thru Lounge/Diner And Kitchen/Breakfast Room, Stairs to First Floor Split-Level Landing.

### Thru Lounge/Diner

Brand New Fitted Carpet, 2 x Single Panel Radiators, uPVC D/g Window To Front, uPVC D/g Window To Rear, Electric Fireplace, Plastered Walls And Plastered Ceiling, Floor Cupboards Housing Gas Meter, Electric Meter And RCD Consumer Unit.

### Kitchen/Breakfast Room

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap Over, 4 Ring Electric Hob With Extractor Hood Over And Electric Oven, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Utility Room, Double French Doors To Rear Garden.

### Utility Room

Tiled Floor Continued, uPVC D/g Window To Rear, Base Unit With Work Surface Over, Plumbed For Washing Machine, Vented For Tumble Dryer, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Downstairs Shower Room.

### Shower Room

Tiled Floor Continued, Shower Cubicle With Mixer Shower, Corner Mounted Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscured D/g Window To Side, Fully Tiled Walls.

### Staircase/First Floor Split-Level Landing

Brand New Fitted Carpet, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Hatch To Loft.

### Bedroom 1

Brand New Fitted Carpet, uPVC D/g Tilt And Turn Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

### Bedroom 2

Brand New Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

### Bedroom 3

Brand New Fitted Carpet, uPVC D/g Window To Rear, uPVC D/g Tilt And Turn Window To Side, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Wall Mounted Baxi Duo-Tec 33 ErP Combi-Boiler.

### Bedroom 4

Brand New Fitted Carpet, uPVC D/g Tilt And Turn Window To Front, Plastered Walls And Plastered Ceiling.

### Family Bathroom

Brand New Vinyl Flooring, Panel Bath With Hot And Cold Taps Over, Mixer Shower Over The Bath, Ceiling Mounted Manrose Electric Extractor Fan, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., Single Panel Radiator, uPVC Obscured D/g Window To Side, Hatch To Further Loft Space.

### Rear Garden (Enclosed)

Rear Garden Enclosed By Mid-Level Brick Walls And Panel Fencing, North-West Facing, Roof Covered Area Outside French Doors, Low Maintenance With Laid Stone Chippings With Astro Turf Area.



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** On Street.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** D (67)

**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

4G excellent data and voice, 5G great

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 60% of fixed outlets



