

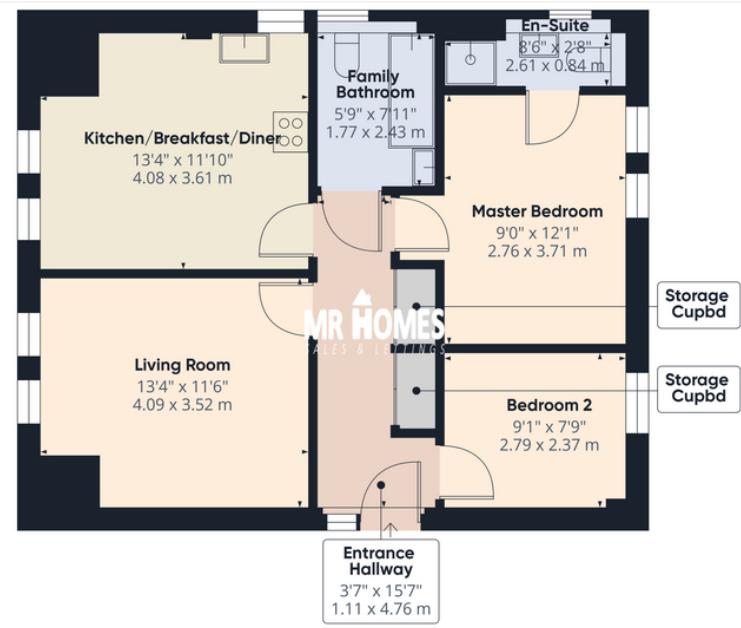
**FOR SALE**

£165,000 to £175,000 £165,000



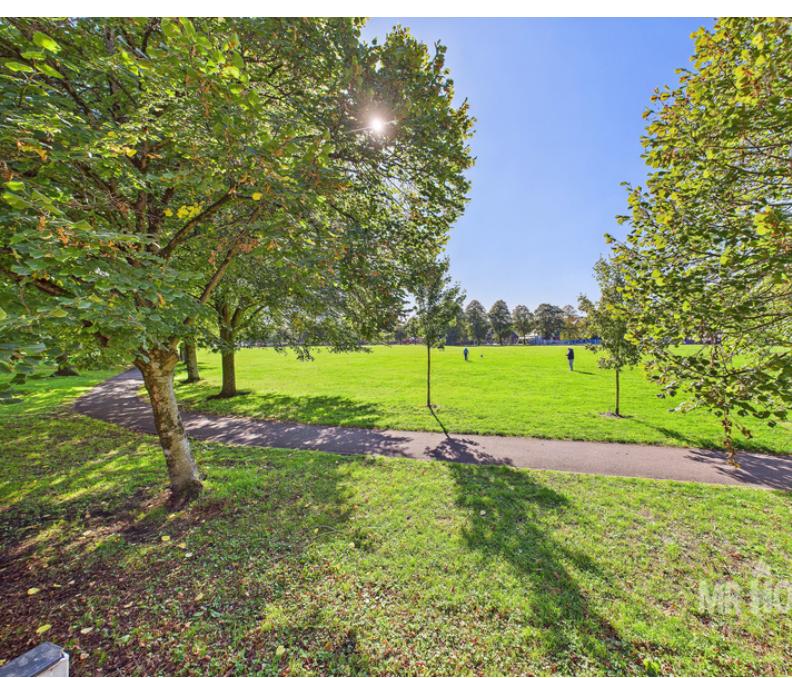
# Flat 19 Virgil Court, Grangetown, Cardiff. CF11 6PE

- A MODERN 2-BED GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST/DINER
- MASTER BEDROOM with EN-SUITE
- CLOSE TO CARDIFF CITY CENTRE
- OVERLOOKS SEVENOAKS PLAYING FIELDS
- CLOSE TO GRANGETOWN TRAIN STATION
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- SECURE SECURITY ENTRANCE & ALLOCATED PARKING
- TENURE: LEASEHOLD = 103 Years Remaining Approx.



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £165,000 to £175,000 \*\*\* A MODERN 2-BED GROUND FLOOR APARTMENT - EXCELLENT TRANSPORT LINKS - CLOSE TO GRANETOWN TRAIN STATION & CARDIFF CITY CENTRE - OVERLOOKS SEVENOAKS PLAYING FIELDS - 2x ALLOCATED PARKING SPACES - MASTER BEDROOM with EN-SUITE - KITCHEN/BREAKFAST/DINER - SPACIOUS LIVING ROOM - 2x DOUBLE BEDROOMS - 2x LARGE STORAGE CUPBOARDS - uPVC D/G WINDOWS & GAS C/H WITH NEW GLOW.WORM MICRACOM COMBI-BOILER (FITTED 2024) - TENURE: LEASEHOLD = 103 Years Remaining Approx. MR HOMES are very pleased to Offer FOR SALE this Modern 2-Bed Ground Floor Apartment located Close to Cardiff City Centre, The Sports Village with Excellent Transport Links being Close to Grangetown Train Station. The Apartment comprises in brief; Level Access via a Secure Communal Entrance, Door into Entrance Hallway, 2x Large Storage Cupboards, Spacious Living Room with Windows Overlooking Sevenoaks Playing Fields, Kitchen/Diner again with Windows Overlooking Sevenoaks Playing Fields, Master Bedroom with En-Suite, Bedroom 2, & the Main Modern Bathroom Suite. To the Front are 2x Allocated Parking Spaces. The Apartment Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a New Glow.Worm MicraCom Combi-Boiler (Fitted 2024). EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/virgilcourt19ap> / EPC Rating = Awaiting Assessment... Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. The property offers easy access to a number of local amenities, schools, parks and excellent transport links. Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Entrance

Entered Via Communal Entrance With Security Door Entry System, Door Into Communal Hallway.

### Communal Hallway

Solid Wooden Fire Door Into The Flat.

### Entrance Hallway

Fitted Carpet, Wall Mounted Videx Door Entry System, Plastered Walls And Plastered Ceiling, Coving To Ceiling, 2 x Double Doors To 2 Large Storage Cupboards, Doors To Living/Dining Room, Kitchen/Diner, Master Bedroom, Bedroom 2 And Family Bathroom.

### Living/Dining Room

Fitted Carpet, 2 x uPVC D/g Windows To Front Overlooking The Park, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

### Kitchen/Breakfast/Diner

Vinyl Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, 2 x uPVC D/g Windows To Front, uPVC D/g Window To Side, Plumbed For Washing Machine, 4 Ring Gas Hob With Extractor Hood Over, Electric Oven, Space For Tall Fridge/Freezer, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Newly Fitted (2024) Glow Worm MicraCom Combi-Boiler.

### Master Bedroom

Fitted Carpet, 2 x uPVC D/g Windows To Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving To Ceiling, Door To En-Suite.

### En-Suite

Vinyl Flooring, Walk In Tiled Shower Cubicle With Mixer Shower, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap, Single Panel Radiator, uPVC Obscure D/g Window To Side, Wall Mounted Manrose Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

### Bedroom 2

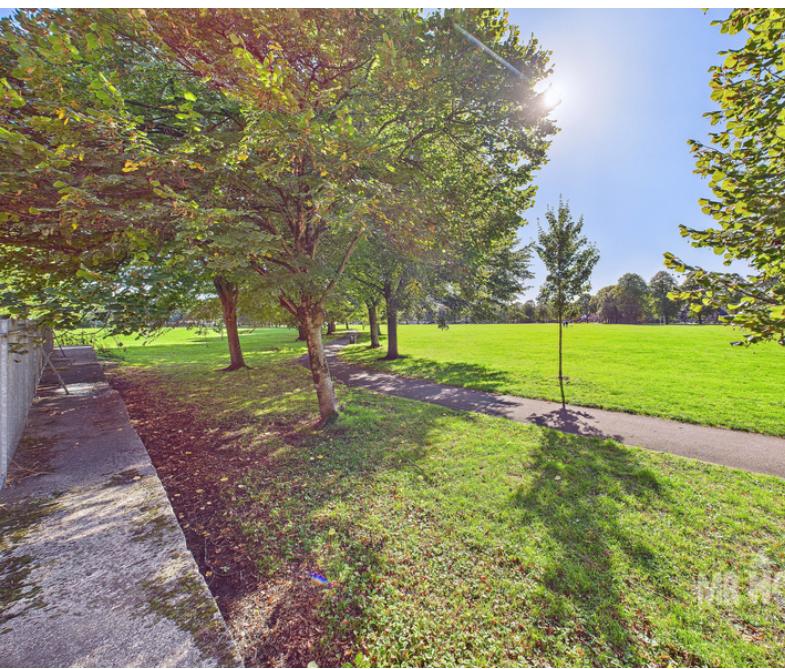
Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving To Ceiling.

### Family Bathroom

Vinyl Flooring, Panel Bath With Mixer Tap And Mixer Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap, Walls Are Tiled Around Bath And Wash Hand Basin, Close Coupled W.c., White Ladder/Towel Radiator, Remaining Walls Are Plastered, Plastered Ceiling, Coving To Ceiling, uPVC Obscure D/g Window To Side, Wall Mounted Manrose Electric Extractor Fan. .

### Outside Front/Parking

2 x Allocated Parking Spaces To Front, South-West Facing.



## MATERIAL INFORMATION

**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** Level access.

**EPC Rating:** C (78)

**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

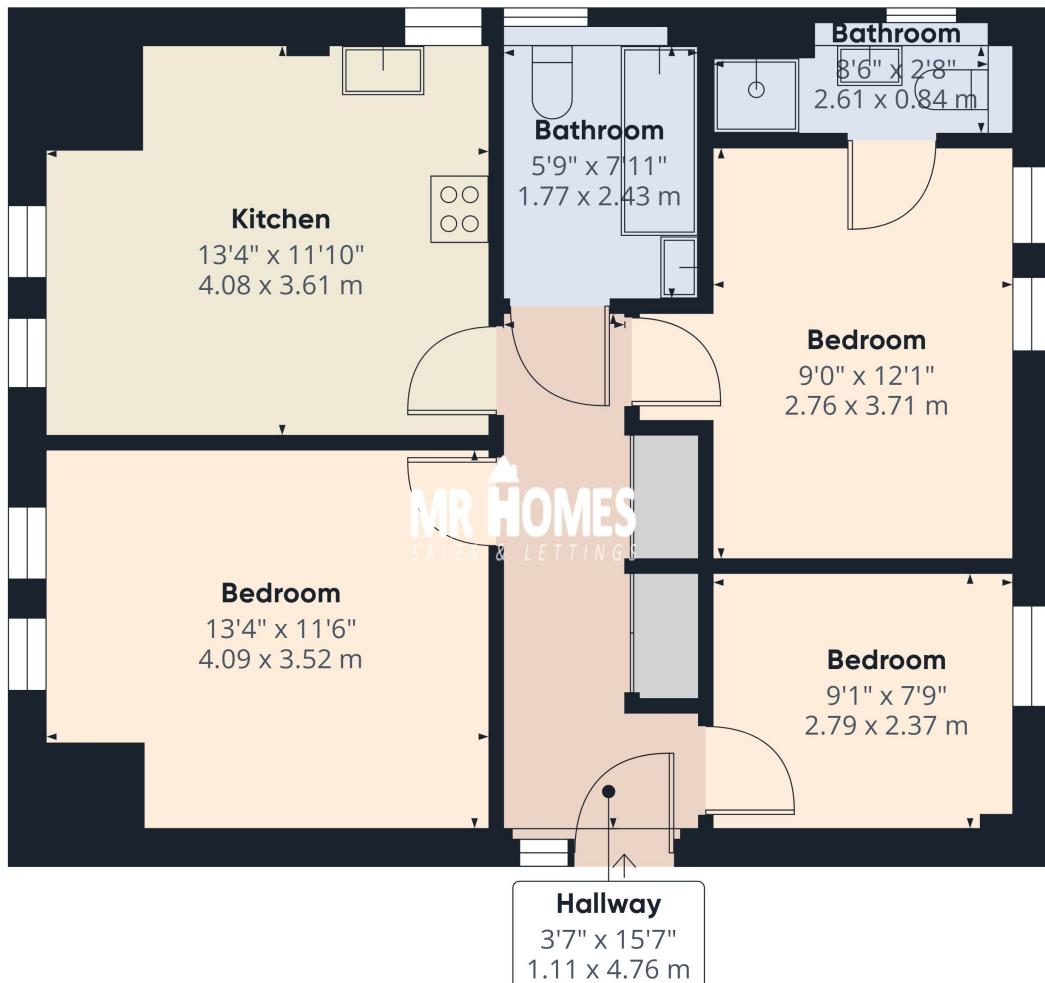
Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

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





Approximate total area<sup>(1)</sup>  
650 ft<sup>2</sup>  
60.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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