

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.



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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



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



