

FOR SALE

£325,000 to £350,000 £325,000 Freehold



## 20 Corporation Road, Grangetown, Cardiff. CF11 7AT

- ACCOMMODATION OVER FOUR FLOORS
- TRADITIONAL BAY FRONTED HOUSE
- WONDERFUL FAMILY HOME OR BTL INVESTMENT
- FOUR BEDROOMS & ATTIC ROOM
- CONVERTED BASEMENT
- OPEN PLAN GROUND FLOOR ROOMS
- GF BATHROOM & FF SHOWER ROOM
- SOUTH WEST FACING GARDEN
- STONES THROW FROM SHOPS & AMENITIES
- WALK TO THE BAY, CITY CENTRE & TAFF TRAIL



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## PROPERTY DESCRIPTION

\*\*\* Guide Price: £325,000 to £350,000 \*\*\* A FOUR STOREY SPACIOUS 4-BED FAMILY HOME - COMPRISING: BASEMENT - GROUND FLOOR - FIRST FLOOR - ATTIC ROOM - SOUTH-WEST FACING REAR COURTYARD GARDEN - (GATED) REAR LANE ACCESS - FREEHOLD. Click this Link to Our 360 vr tour: <https://tour.giraffe360.com/corporationroad20ap/> - MR HOMES are delighted to Offer FOR SALE this Extremely Spacious 4 Storey Terraced Property, Appearances can be deceiving! Situated on leafy Corporation Road and located within walking distance of local shops, amenities and the City Centre is this traditional bay fronted family home offering substantial accommodation spread over four floors! The sheer scale of wonderful property will appeal to those of you looking for a spacious family home or BTL Investment opportunity. Starting from the bottom, the converted basement offers a multitude of uses whilst the ground floor offers a bay fronted lounge open to dining area which in turn leads to the fitted kitchen, utility room and bathroom. The first floor offers four bedrooms, shower room and staircase rising to the spacious loft room offering views across the chimney tops of the local area. The south westerly facing garden offers gates for access to the neighbouring lane and has been laid to concrete patio keeping maintenance to a minimum! To see all that this superb home has to offer call Mr Homes today! EPC Rating - D. Council Tax Band = E. VERY EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 or Book Online - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK) - FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST... PLEASE NOTE !!!- Viewings by Appointment Only... SCHOOL CATCHMENTS: Grangetown Primary School (year 2024-25) Ysgol Gynradd Gymraeg Hamadryad (year 2024-25) Fitzalan High School (year 2024-25) Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via glass panelled door into porch.  
Glass panelled door to:

### Hallway

Stairs rising to first floor landing, cloak hanging space, radiator, dado rail and door to dining area.

### Living Area

Double glazed bay window to front, dado rail, solid wood flooring, radiator, TV aerial point, power points and steps leading down to:

### Dining Area

Glass panelled double doors to rear garden, dado rail, radiator, solid wood floor, power points and space for dining table and chairs. Steps down to:

### Kitchen

Fitted kitchen offering a range of wall cupboards and base units with worktops over extending to breakfast bar with stools. Sink unit with drainer and mixer tap, integral electric oven with gas hob and cooker hood over plus space for fridge freezer. Tiled splash backs, power points, double glazed window to side, door to utility room and door to basement access.

### Utility room

Fitted wall cupboards and base units with worktops over and ceramic bowl sink unit. Wall mounted Glow.Worm Betacom 2 28kw combi-boiler, space for white goods, radiator, power points, door to garden, double glazed window to side and door to bathroom.

### Bathroom

Comprising a low level w.c, vanity unit wash hand basin and corner bath unit with mixer tap and shower fitting. Tiled splash backs, tiled floor, radiator and obscured double glazed windows to side and rear.

### Basement - Bedroom/Reception Room

This versatile space is currently used as a bedroom but offers a multitude of potential uses including study/snug/additional reception room, etc. Double glazed window to front and door to rear for access to rear garden. Two radiators, fitted shelving and power points.

### First Floor Landing

Split level landing, dado rail, radiator, loft hatch to rear, power points, doors to 4 bedrooms and shower room plus staircase rising to attic room.

### Master Bedroom

Two double glazed windows to front, 'Jack & Jill' door to Bedroom Two, radiator and power points.

### Bedroom Two



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** D (57)

**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: Roof room(s), no insulation (assumed)

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

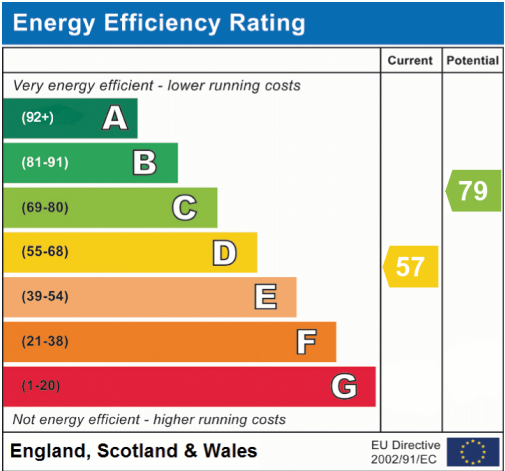
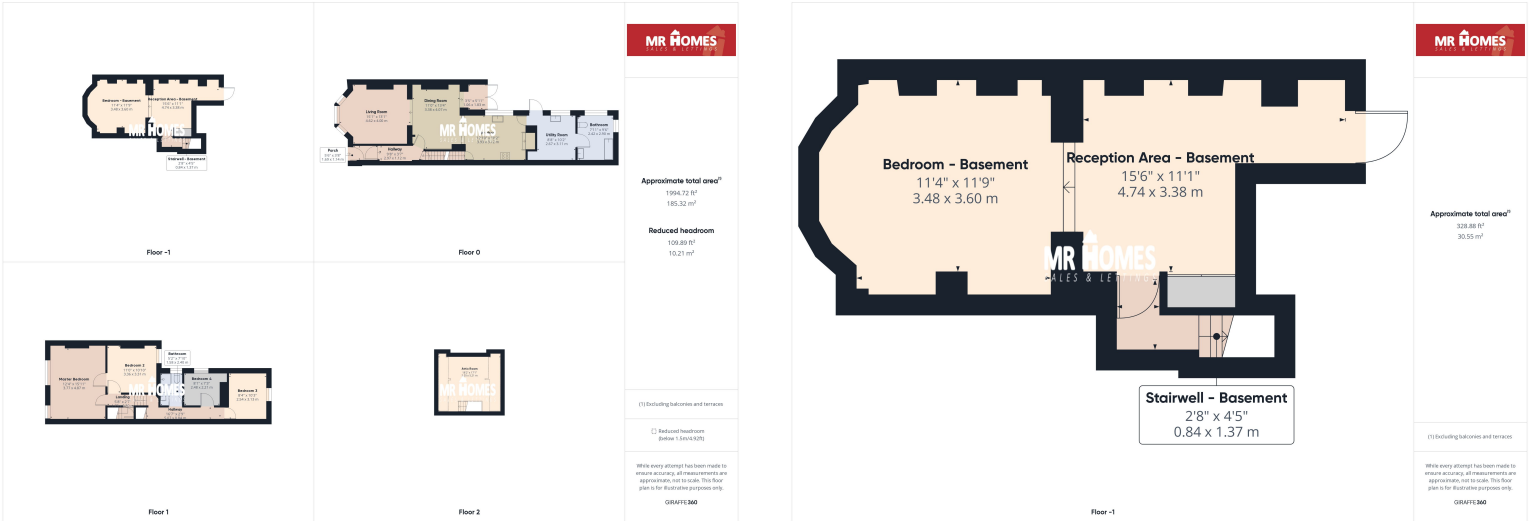
Windows: Fully double glazed

Lighting: Low energy lighting in 94% of fixed outlets





FLOORPLAN & EPC



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