

FOR SALE

Guide Price £250,000 to £260,000 Freehold



# Osborne Square, Grangetown, Cardiff. CF11 8BG

- \*\*\* NO CHAIN SALE \*\*\*
- IMMACULATE THROUGHOUT - MOVE STRAIGHT IN
- 2-BED END OF TERRACE PROPERTY
- CORNER PLOT
- SOUTH-WEST LARGE REAR GARDEN
- MODERN KITCHEN/DINER
- 2x DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- EPC = AWAITING ASSESSMENT



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## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price £250,000 to £260,000 \*\*\* Situated on a desirable corner plot in the heart of Grangetown, this immaculate two-bedroom end of terrace home presents an exceptional opportunity for those seeking a stylish and modern family residence. Boasting a spacious southwest-facing rear garden and benefiting from no onward chain, this property offers a perfect blend of comfort and convenience. Ready to move straight into, it features a contemporary kitchen/diner, a spacious living room, two double bedrooms, a modern family bathroom, all finished to a high standard throughout. The rear corner spacious garden is South-West facing. The property further benefits from a Private Driveway that leads into the Detached Garage with a Pitched Roof. uPVC D/g Windows & Gas Central Heating Powered by a BAXI DUO-TEC 24 HE A Combi-Boiler.

EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE -  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### SUMMARY

Grangetown is a vibrant and well-established community, perfectly positioned for easy access to local amenities, schools, parks, and excellent transport links into Cardiff city centre. Whether you're commuting or enjoying a day out, the location offers great connectivity while maintaining a friendly neighbourhood atmosphere. Nearby recreational spaces and a selection of shops and eateries make this area an ideal choice for families, first-time buyers, and professionals alike.

Upon entering the property, you are welcomed into a bright and inviting porch leading to the front reception room, a perfect space for relaxed living or entertaining guests. The kitchen/diner is positioned to the rear, provides a cosy yet spacious area. This kitchen is a true highlight, boasting sleek, modern cabinetry and space for a dining table, making it the hub of the home for family meals and socialising. The kitchen's contemporary design is complemented by modern fixtures and ample natural light through the durable uPVC double-glazed windows throughout the property.

The first floor offers two double bedrooms, both of which benefit from plenty of natural light and neutral décor, creating peaceful retreats for rest and relaxation. The modern family bathroom suite has been thoughtfully designed with clean lines and stylish fittings, providing a comfortable and practical space for the household to enjoy. The property also features gas central heating powered by a combi boiler, ensuring warmth and efficiency throughout the year.

One of the standout attributes of this exceptional home is its corner plot setting, which affords a larger than average south-west facing rear garden — an ideal outdoor space for gardening, entertaining, or simply unwinding in privacy and sunshine. The garden's size and orientation make it a fantastic feature that enhances the overall living experience, offering a great balance of indoor and outdoor space typical of sought-after family homes.

With its impeccable presentation, modern conveniences, and prime location, this two-bedroom end of terrace home in Grangetown is a rare find. Available with no chain, it represents a fantastic opportunity to purchase a ready-to-move-in property that perfectly suits modern family life. Offered freehold, this property is not to be missed, and we highly recommend an early viewing to fully appreciate everything it has to offer.

### Porch Entrance

5' 7" x 3' 5" (1.70m x 1.04m)

### Living Room

13' 7" x 11' 7" (4.14m x 3.53m)

### Kitchen/Diner - Re-Fitted & Modern

13' 9" x 9' 2" (4.19m x 2.79m)

### First Floor Landing

Hatch to Insulated Loft.

Door to Airing Cupboard housing a BAXI DUO-TEC 24 HE A COMBI-BOILER

### Bedroom 1 with Fitted Cupboard

13' 8" x 8' 3" (4.17m x 2.51m)

### Bedroom 2 with Fitted Cupboard

9' 3" x 7' 5" (2.82m x 2.26m)

### Modern Family Bathroom Suite

6' 3" x 6' 2" (1.91m x 1.88m)

### Front Corner Garden

Laid Lawn, Slate Chippings with Patio Pathway through. Lockable Side Gate accesses the Rear Garden. Wall Mounted Welcome Light.

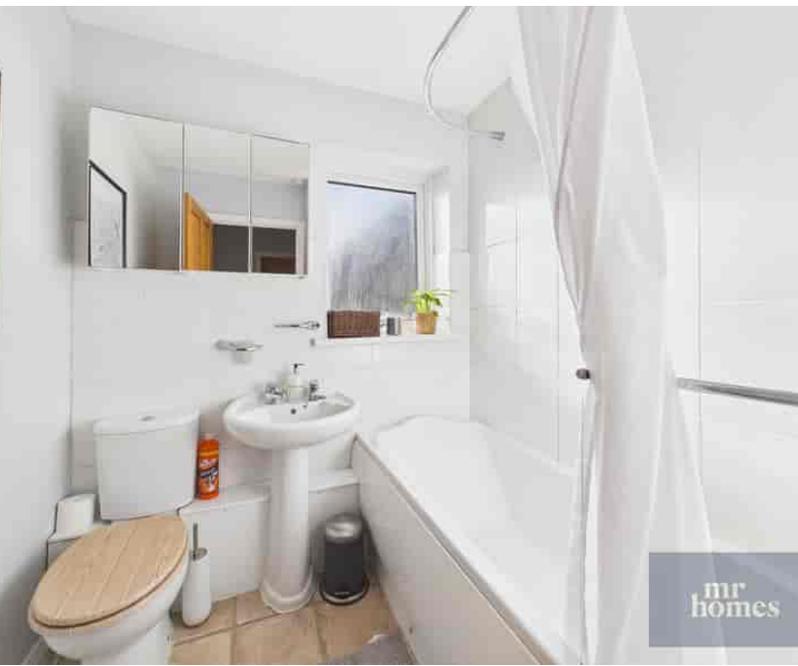
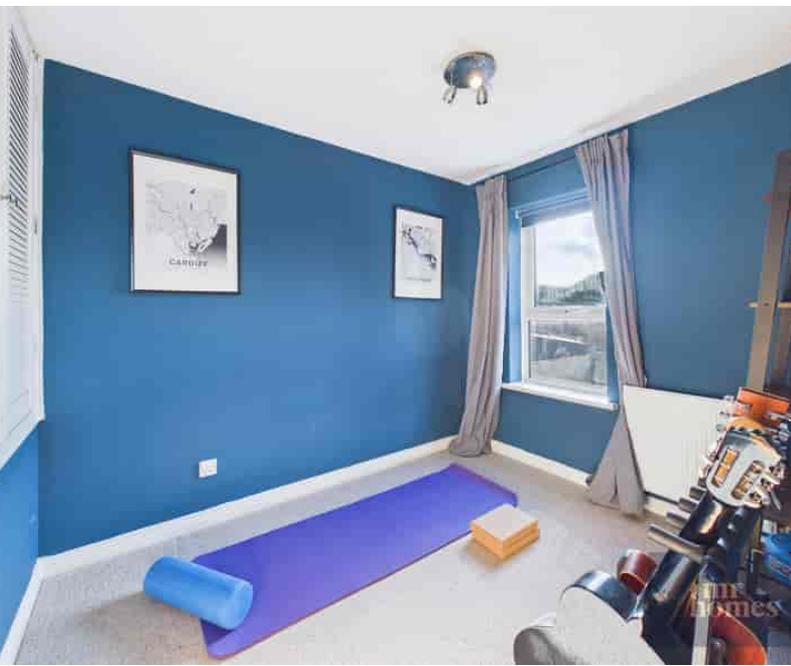
### SOUTH-WEST Facing Rear Garden - Enclosed

Attractively Landscaped Rear Garden, Decking Terrace, Stone Chippings, AstroTurf Seating Area, Boxed Planters, Mature Evergreen Trees and Bushes to Border. Door into Garage.

### Private Driveway to Front of Garage

### Garage - Detached with Pitched Roof

16' 8" x 8' 2" (5.08m x 2.49m)



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

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

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**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**

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Floor Area - 0 ft 2 / 0 m 2

Plot size - 0.04 acres

Mobile coverage

EE - Vodafone - Three - O2 -

Broadband

Basic - 10 Mbps

Superfast - 80 Mbps

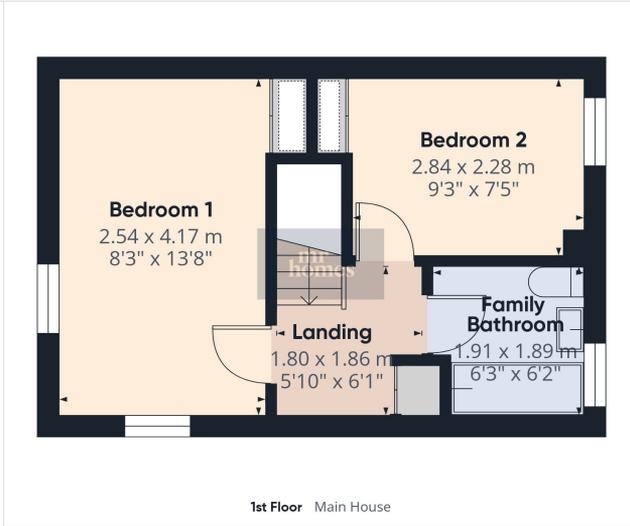
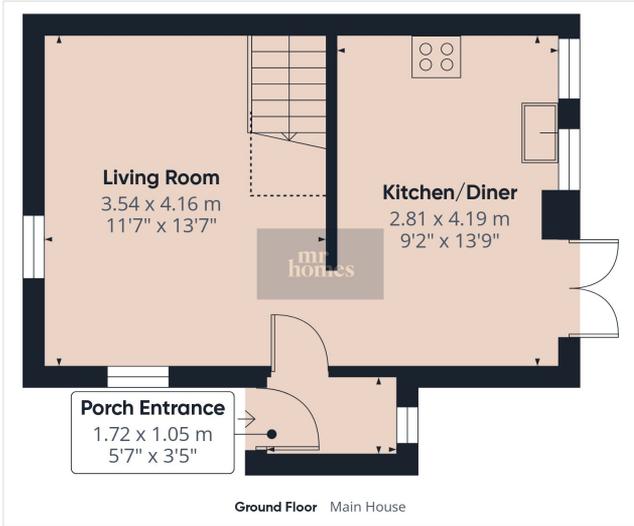
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin



# FLOORPLAN



**Approximate total area<sup>m</sup>**  
65.6 m<sup>2</sup>  
707 ft<sup>2</sup>

**Reduced headroom**  
1 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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