

**FOR SALE**

Guide Price £230,000 to £240,000 Freehold



**mr  
homes**

# Tynant Street, Grangetown, Cardiff. CF11 6PJ

- NO CHAIN - MOVE STRAIGHT IN
- 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- REDCORATED THROUGHOUT
- BRAND NEW CARPETS & VINYL
- MODERN FITTED KITCHEN
- 3-PIECE WHITE MATCHING BATHROOM SUITE
- CLOSE TO CARDIFF CITY CENTRE - EXCELLENT TRANSPORT LINKS
- UPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD
- SCHOOL CATCHMENTS
- Ninian Park Primary School
- Ysgol Gynradd Gymraeg Hamadryad
- Fitzalan High School
- Ysgol Gyfun Gymraeg Glantaf



## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* GUIDE PRICE: £230,000 to £240,000 \*\*\* A 3-BED REFURBISHED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THERE IS NO ONGOING CHAIN - REDECORATED THROUGHOUT - BRAND NEW CARPETS - PLASTERED WALLS & CEILINGS - MODERN FITTED KITCHEN - 3-PIECE WHITE MATCHING BATHROOM SUITE - ENCLOSED REAR GARDEN - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EXCELLENT TRANSPORT LINKS - CLOSE TO CARDIFF CITY CENTRE & THE SPORTS VILLAGE - TENURE: FREEHOLD.

SCHOOL CATCHMENTS: Ninian Park Primary School, Ysgol Gynradd Gymraeg Hamdryad, Fitzalan High School, Ysgol Gyfun Gymraeg Glantaf.

Early Viewing Highly Recommended 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 Hallway

2' 11" x 14' 2" (0.89m x 4.32m)

Enter via uPVC Door, Brand New Fitted Carpet, Double Panel Radiator, Plastered Walls & Ceiling, Doors to Living Room, Dining Room & Staircase to 1st Floor Landing.

### Living Room/ Reception Room 1

10' 3" x 10' 10" (3.12m x 3.30m)

Brand New Fitted carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls & Ceiling, Door to the Dining Room.

### Dining Room/ Reception Room 2

10' 11" x 11' 5" (3.33m x 3.48m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, Doors to the Understair Storage Cupboard & Kitchen.

### Kitchen

7' 5" x 7' 9" (2.26m x 2.36m)

Laminate Flooring, Modern Fitted Kitchen with Matching Wall & Base Units, Work Surfaces Over and Tiled Splashbacks, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Side, Space for Integrated Fridge-Freezer, Washing Machine (To Stay), Plastered walls & Ceiling with Inset Spotlights to Ceiling. Doorway to Rear Lobby.

### Rear Lobby

2' 7" x 2' 9" (0.79m x 0.84m)

Non-Slip Flooring, Plastered Walls & Ceiling, Door to Bathroom & uPVC Door to Side & Rear Garden.

### Family Bathroom Suite

6' 7" max x 6' 9" max (2.01m x 2.06m)

Non-Slip Flooring, Panel Bath with Chrome Mixer Tap, Mixer Shower with Dual Rainfall & Handheld Shower Heads, Glass Shower Screen, Walls Panelled around Bath & Shower, Remaining Walls Tiled, Close-Coupled W.c, Pedestal Wash Hand Basin with Hot 'n' Cold Taps Over, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear & Side, Wall Mounted Electric Extractor Fan.

### Staircase to the 1st Floor Split-Level Landing

Brand New Fitted Carpet, Enlarged Hatch to Insulated & Partially Boarded Attic with Fitted Fold Down Wooden Ladders, Lighting and houses the Combi-Boiler, Doors to; Bedroom 1, Bedroom 2 & Bedroom 3, Plastered Walls & Ceiling.

### Bedroom 1

Brand New Fitted Carpet, 2x uPVC D/g Windows to Front, Single Panel Radiator, Plastered Walls & Ceiling.

### Bedroom 2

9' 0" x 11' 0" (2.74m x 3.35m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

### Bedroom 3

07' 6" x 7' 11" (2.29m x 2.41m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

### Rear Garden - Enclosed

Outside Tap & Light, Enclosed by Panelled Fencing.



## MATERIAL INFORMATION

**Parking Types:** On Street.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** D (66)

**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



