FOR SALE

Guide Price £270,000 to £280,000 Freehold



Redlaver Street, Grangetown, Cardiff. CF11 7LY

- GUIDE PRICE £270,000 to £280,000
- 3 BEDROOM MID-TERRACE
- OPEN PLAN LIVING
- MODERNISED THROUGHHOUT
- SOUTH-FACING LARGE REAR GARDEN - ENCLOSED
- REAR LANE ACCESS
- ON STREET PARKING
- COUNCIL TAX = C
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD
- EXCELLENT TRANSPORT LINKS
- CLOSE TO GRANGETOWN TRAIN STATION
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS

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PROPERTY DESCRIPTION

* Guide Price £270,000 to £280,000 * This beautifully modernised 3-bedroom mid-terrace house offers the perfect blend of style and functionality, ideal for families or first-time buyers. Boasting open plan living spaces, the property provides a bright and spacious environment perfect for both relaxing and entertaining. The SOUTH-FACING enclosed rear garden is a private haven, complete with rear lane access, enhancing convenience and security. With two well-proportioned reception rooms, there's plenty of room to create a cosy lounge and a dedicated dining area. The property benefits from freehold ownership and is rated Council Tax band C, making it an attractive proposition for long-term ownership. On-street parking adds to the ease of living in this sought-after location. Every detail has been thoughtfully modernised throughout, ensuring a move-in-ready home with contemporary finishes and a welcoming atmosphere. The Property is a 2-3 minute walk to Grangetown Train Station. uPVC Double Glazing Windows & Gas Central Heating Powered by a Ideal Logic 30kW Combi-Boiler. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

OVERVIEW
GUIDE PRICE £270,000 to £280,000. This beautifully modernised 3-bedroom mid-terrace house perfectly combines style and practicality, making it an ideal choice for families or first-time buyers seeking a comfortable and contemporary home. Featuring bright, open plan living spaces, the property offers a welcoming and spacious environment that effortlessly accommodates both relaxed family life and entertaining guests. The enclosed rear garden provides a peaceful outdoor retreat with the added convenience of rear lane access, ensuring privacy and ease of use. Freehold ownership and a Council Tax band C rating enhance the property's appeal, while on-street parking adds further convenience in this vibrant community.

Situated in a popular and well-established neighbourhood, this property benefits from excellent local amenities, reputable schools, and easy access to public transport links, making commuting straightforward. The area is renowned for its friendly atmosphere and close-knit community, with parks, shops, and eateries just a short walk away, catering to every lifestyle need.

Upon entering, you are greeted by two generously sized reception rooms that provide ample space for both a cosy lounge and a dedicated dining area. The open plan design creates a seamless flow between rooms, perfect for modern living. The kitchen is fitted with contemporary units and integrated appliances, ensuring a stylish and practical workspace. Upstairs, the property boasts three well-proportioned bedrooms, each filled with natural light and offering flexible accommodation to suit your family's needs. The bathroom has been thoughtfully upgraded to include modern fittings and a clean, fresh design. Overall, this move-in-ready home combines modern finishes with thoughtful layout, offering an inviting and comfortable lifestyle in a sought-after location.

Entrance Hallway
3' 10" x 3' 1" (1.17m x 0.94m)

Living Room
11' 2" x 11' 0" (3.40m x 3.35m)

Dining Room
15' 8" x 12' 1" (4.78m x 3.68m)

Kitchen
13' 1" x 8' 7" (3.99m x 2.62m)

Utility Room
9' 11" x 5' 6" (3.02m x 1.68m)

Landing
7' 10" x 5' 6" (2.39m x 1.68m)

Bedroom 1
14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom 2
12' 1" x 5' 6" (3.68m x 1.68m)

Bedroom 3
8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom
6' 2" x 5' 6" (1.88m x 1.68m)

SOUTH-FACING Large Rear Garden - ENCLOSED
Gate Access to Lane.





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access.

Has the property been flooded in last 5 years? No
Flooding Sources: None.
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

Local Authority: Cardiff

Council Tax: Band: C

Annual Price: £1,789

Conservation Area: No

Flood Risk: River : Low - Seas : Low

Mobile coverage: EE - Vodafone - Three - O2

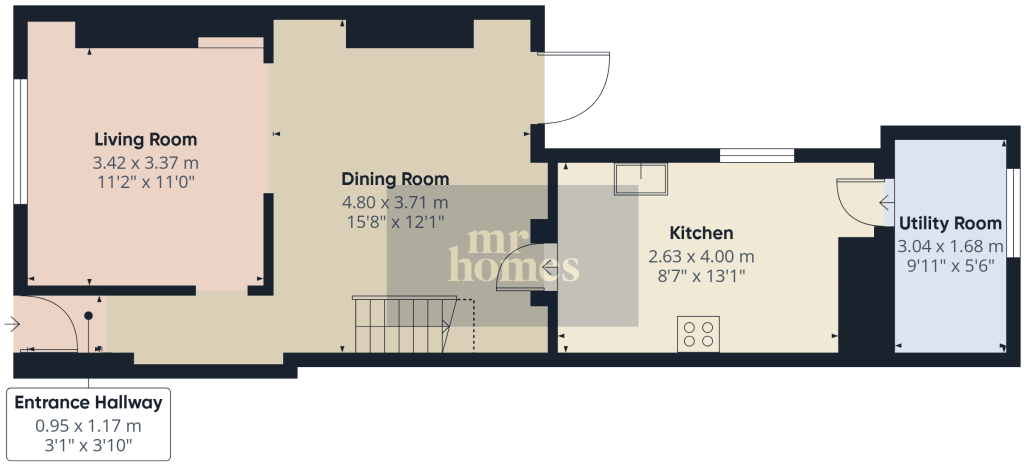
Broadband: Basic 13 Mbps - Superfast - 118 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

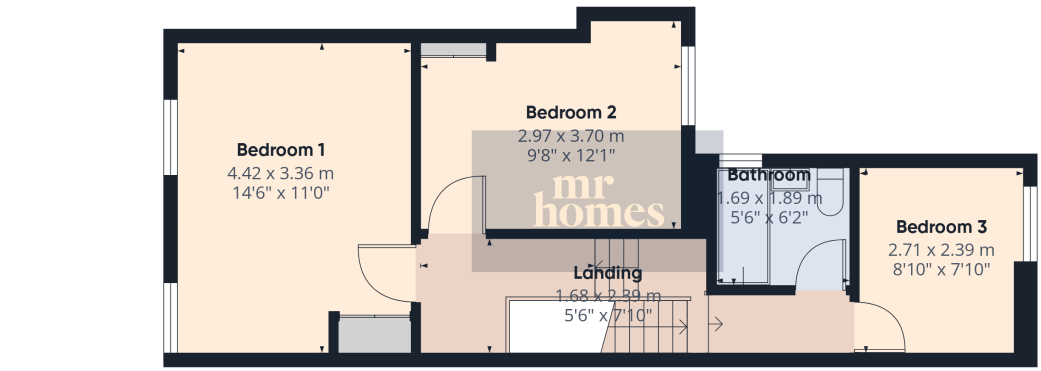




FLOORPLAN



Floor 0



Floor 1

Approximate total area(1)

91.5 m²

984 ft²

Reduced headroom

1.4 m²

15 ft²

(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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