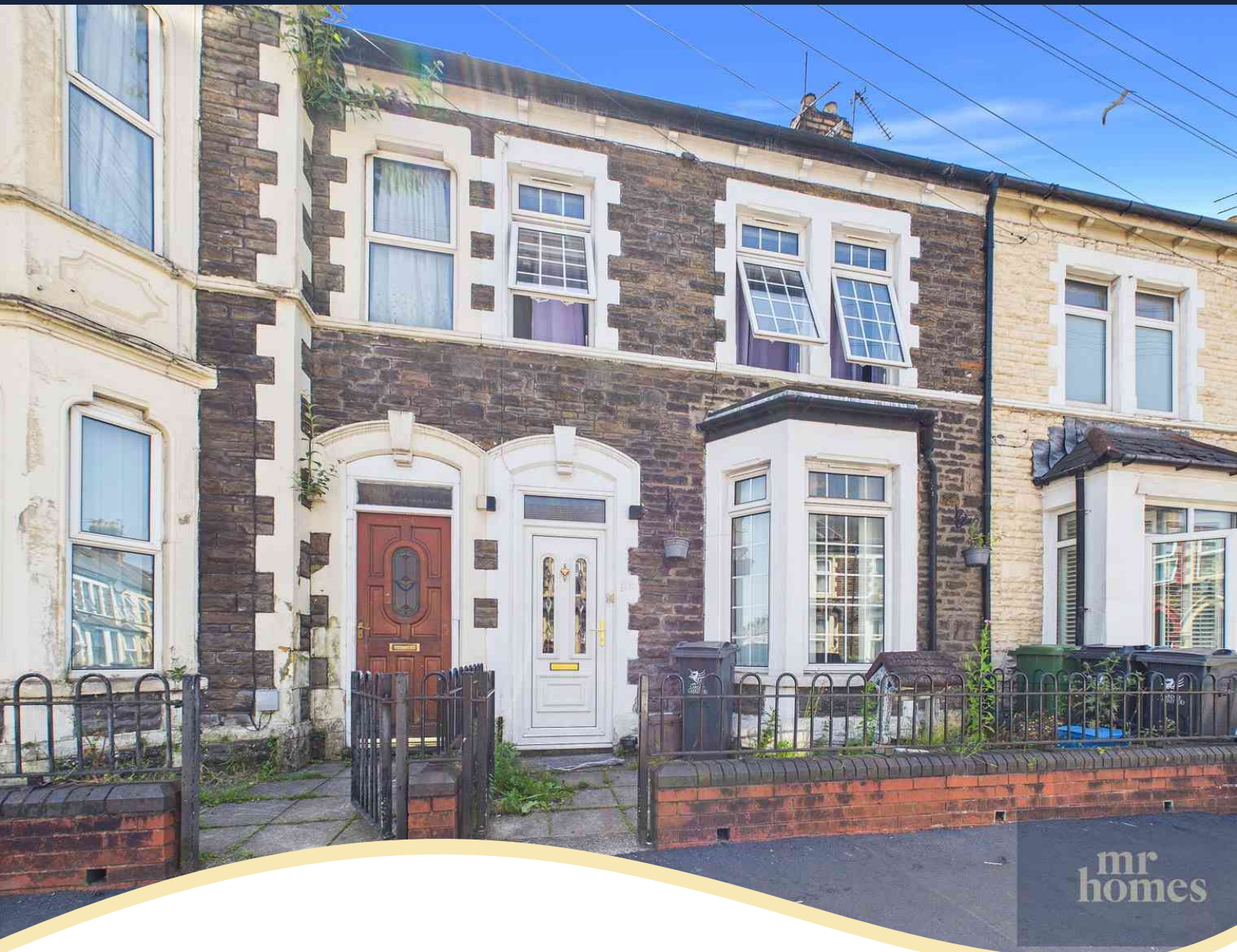


REDUCED

Guide Price £265,000 to £280,000 Freehold



Ninian Park Road, Cardiff, South Glamorgan. CF11 6HY

- NO CHAIN
- SUBSTANTIAL SIZE 3/4 BED TERRACED FAMILY HOME
- BASEMENT
- OPEN-PLAN LIVING & SITTING ROOM
- LARGE KITCHEN & UTILITY ROOM
- WET/SHOWER ROOM TO GROUND FLOOR
- UPSTAIRS FAMILY BATHROOM
- ENCLOSED FRONT TERRACE & SOUTH FACING REAR COURTYARD GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CARDIFF CITY CENTRE
- CLOSE TO GRANGETOWN TRAIN STATION
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

* NO CHAIN * GUIDE PRICE £265,000 to £280,000 * Discover this Substantial 3/4-Bedroom, 2-Bathroom Terraced Family Home Ideally Located Close to Cardiff City Centre, Grangetown Train Station, Schools, Shops, and Parks. Featuring an Open-Plan Living and Sitting Room that Provides a Spacious and Welcoming Environment, Alongside a Large Kitchen with Utility Room Perfect for Family Life. The Ground Floor Benefits from a Practical Wet/Shower Room while Upstairs Offers a Family Bathroom. Additional Highlights include a Versatile Basement, uPVC Double-Glazed Windows, Gas Central Heating with a Combi-Boiler, and the Rare Advantage of a Freehold Tenure. Enjoy Outdoor Living with an Enclosed Front Terrace and a Sunny South-Facing Rear Courtyard Garden. Excellent Transport Links Make Commuting Easy, and this Home is Offered with No Chain, Making it a Fantastic Opportunity in a Sought-After Location. EARLY VIEWING IS RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Porch Entrance

3' 6" x 2' 8" (1.07m x 0.81m)

Hallway

19' 3" x 5' 7" max width (5.87m x 1.70m max width)

Living Room with Bay Window

12' 0" x 10' 9" (3.66m x 3.28m) Open-Plan to the Sitting Room

Sitting Room

11' 10" x 10' 0" (3.61m x 3.05m)

Kitchen

13' 7" x 9' 8" (4.14m x 2.95m)

Utility Room

9' 8" x 6' 1" (2.95m x 1.85m)

Wet/Shower Room - Ground Floor

9' 10" x 2' 10" (3.00m x 0.86m)

Basement

24' 0" x 5' 8" max width (7.32m x 1.73m max width)

Staircase to First Floor Landing

5' 8" x 2' 7" (1.73m x 0.79m)

Bedroom 3 & 4

Bedroom 3 - 10' 1" x 9' 8" (3.07m x 2.95m)

Bedroom 4 - 9' 8" x 6' 3" (2.95m x 1.91m)

Family Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Steps to the First Floor Split-Level Landing

11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 1

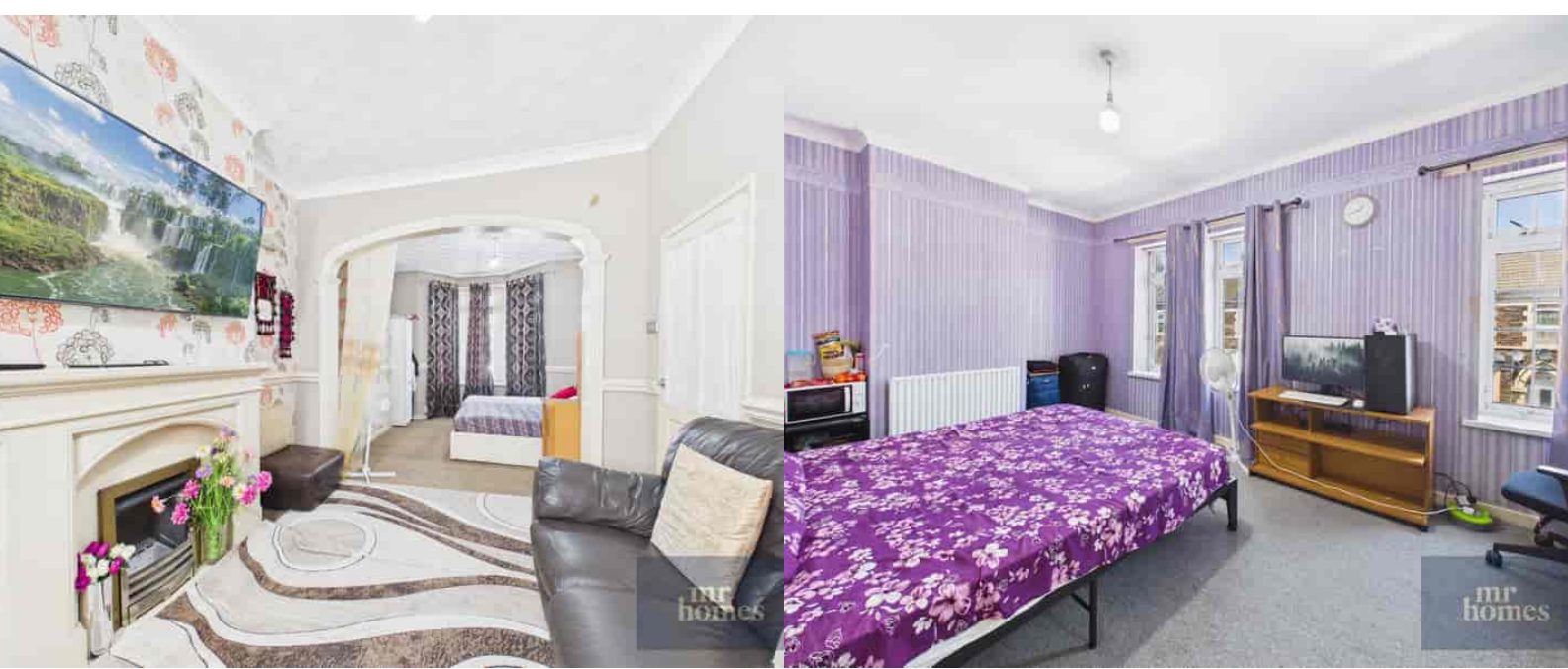
16' 2" x 11' 0" (4.93m x 3.35m)

Bedroom 2

11' 9" x 10' 1" (3.58m x 3.07m)

Enclosed Front Terrace

SOUTH Facing Rear Garden - Enclosed



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: On Street. Residents.

Heating Sources: Double Glazing.
Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (55)

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

Tenure = Freehold

Local Authority - Cardiff - Council Tax - Band: D - Annual Price: £2,013

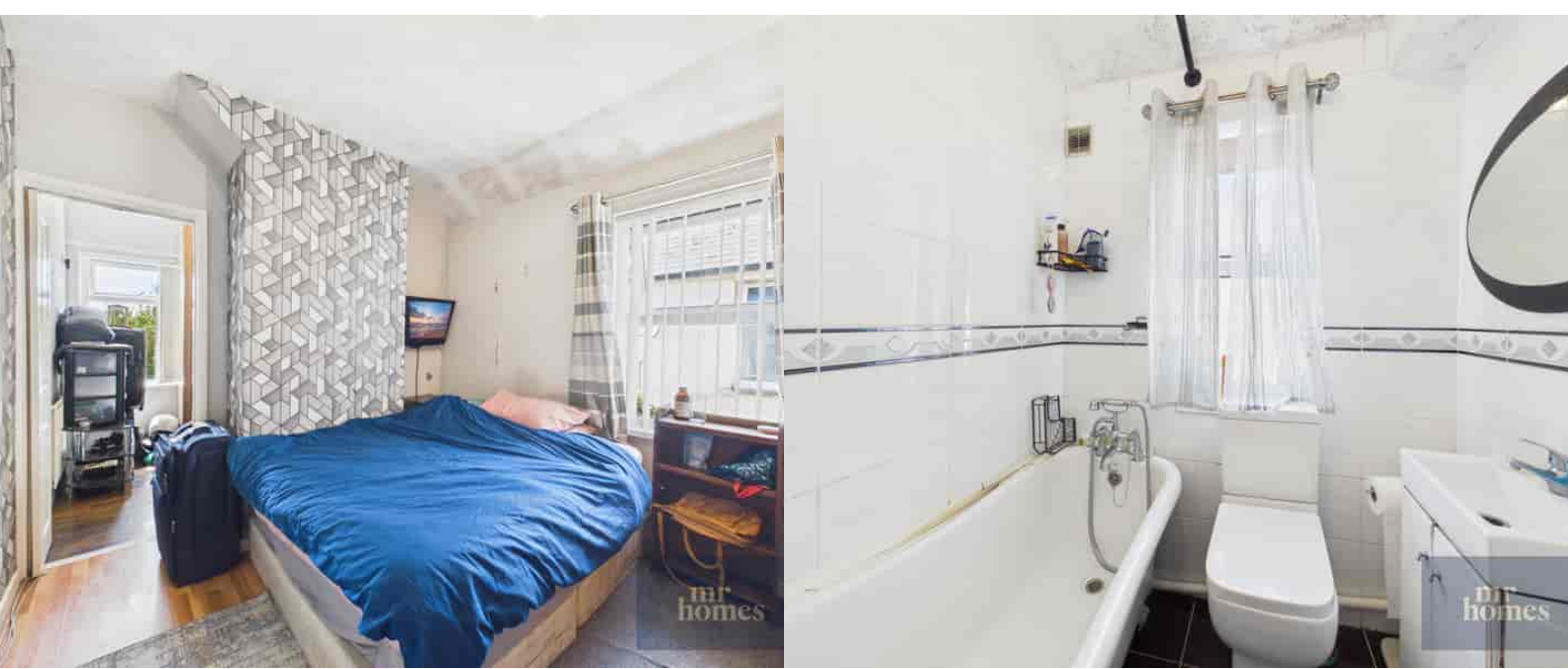
Conservation Area - No

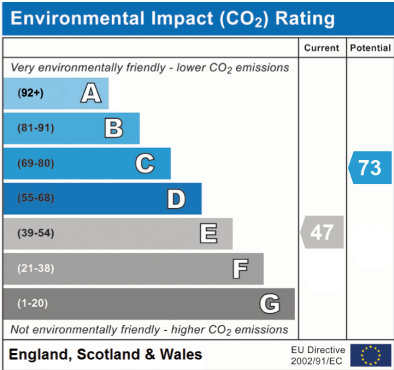
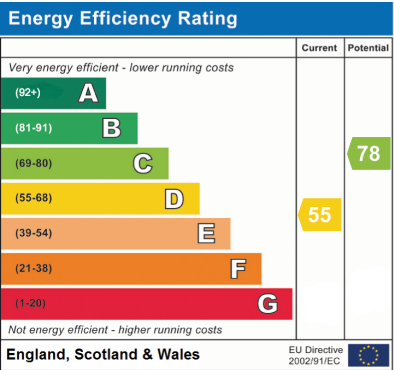
Flood Risk - River : Low - Seas : Low - Floor Area

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 15 Mbps - Superfast - 80 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability - BT -Sky -Virgin





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