

FOR SALE

Guide Price £150,000 Share of Freehold



54 Penarth Road, Grangetown, Cardiff. CF11 6NG

- * GUIDE PRICE £150,000 *
- A MODERN 1-BED GROUND FLOOR FLAT with PRIVATE GARDEN
- 1/4 SHARE OF FREEHOLD (141 YEARS REMAINING ON LEASE)
- OPEN-PLAN KITCHEN/BREAKFAST ROOM & SITTING ROOM
- DOUBLE BEDROOM with FITTED WARDROBES
- PLASTERD WALLS & CEILINGS THROUGHOUT
- £0.00 ZERO SERVICE/MAINTENANCE CHARGES & £0.00 ZERO GROUND RENT
- BUILDINGS INSURANCE = £273.25 PER YEAR
- uPVC D/G WINDOWS
- REAR GARDEN HAS REAR GATED LANE ACCESS
- SONOS ROOF SPEAKER SYSTEM



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PROPERTY DESCRIPTION

*** Guide Price £150,000 *** Presenting a stylish and modern one-bedroom ground floor apartment situated in the vibrant heart of Grangetown. This beautifully maintained property boasts a private rear garden with convenient gated access to a rear lane, offering a peaceful outdoor retreat. The flat's open-plan kitchen and sitting room create a welcoming and flexible space, enhanced further by an integrated Sonos roof speaker system to set the perfect ambiance for relaxing or entertaining. With plastered walls and ceilings throughout, a contemporary shower room, double bedroom with fitted wardrobes, and uPVC double-glazed windows, this home effortlessly combines comfort and practicality. Adding to its appeal, the property benefits from a 1/4 share of freehold with 141 years remaining on the lease, no service or ground rent charges, and buildings insurance costing just £273.25 per year, making it an outstanding opportunity with minimal ongoing costs.

Grangetown is a thriving residential area famed for its community atmosphere and excellent local amenities. Conveniently positioned close to Cardiff city centre and a proximity to the Taff Trail, residents enjoy easy access to an array of shops, cafes, restaurants, and public transport links including bus and train services, perfect for commuters. The neighbourhood also offers green spaces, schools, and leisure facilities, making it an ideal location for first-time buyers and investors seeking a blend of urban convenience and community charm.

Step inside to discover the spacious open-plan kitchen and sitting room designed with modern living in mind. This bright and airy hub has been thoughtfully arranged to maximise space and functionality, featuring quality fixtures and fittings alongside the Sonos roof speaker system that fills the room with rich sound. Adjacent to this is the well-appointed double bedroom, offering ample storage thanks to built-in fitted wardrobes, providing a calm and comfortable sleeping space. The modern shower room completes the accommodation, fitted with contemporary sanitary ware and a stylish finish. Beyond the interiors, the private rear garden is a standout feature, ideal for enjoying outdoor dining or simply unwinding in a quiet setting. The garden benefits from direct gated access to the rear lane, enhancing practicality for residents with vehicles or bikes. Additional highlights include plastered walls and ceilings throughout, uPVC double-glazed windows providing excellent insulation, and the significant advantage of zero service and ground rent charges, enhancing long-term affordability.

For those seeking a home that offers a perfect blend of modern comfort, low maintenance, and excellent location, this one-bedroom apartment in Grangetown is an exceptional find. It represents an ideal purchase for first-time buyers, professionals, or investors looking to benefit from a property in this sought-after area. Don't miss the opportunity to view this ground floor gem with private garden space—contact us today to arrange a viewing. FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Communal Entrance

Real Wood Flooring, Door into Entrance Hallway

Entrance Hallway

26' 7" x 2' 9" (8.10m x 0.84m)

Fitted carpet, wall mounted electric RCD consumer Unit, plastered walls & ceiling, inset spotlights to ceiling, mains operated smoke alarm with battery back Up. Doors to; Airing/Boiler Cupboard, Shower Room, Double Bedroom & the Open-Plan Kitchen/Breakfast Room to Living/Sitting Room.

Airing/Boiler Cupboard

Houses the Pressurised Hot/Cold Water Tank.

OPEN-PLAN Kitchen/Breakfast Room to Living/Sitting Room

19' 9" x 10' 6" (6.02m x 3.20m)

A Spacious open plan kitchen/breakfast room to living/sitting area with a gloss laminate modern fitted kitchen with breakfast bar, integrated Kenwood fridge/freezer, electric oven & ceramic hob with extractor hood over, integrated dishwasher & washing machine and a fitted wine cooler along with UPVC D/g windows, wood flooring throughout and 3 leaf bi-fold doors exiting out into a private and enclosed side & rear garden. Inset spotlights to ceiling. Ceiling mounted speakers powered by a Sonos music system. Tv aerial point & internet cable

connector.

Bedroom (Double)

11' 0" x 7' 3" (3.35m x 2.21m)

Fitted carpet, uPVC D/g window to side, tv aerial point, inset spotlights to ceiling, plastered walls & ceiling.

2x doors to fitted wardrobes with hanging rails and fixed shelving.

Shower Room

6' 9" x 6' 5" (2.06m x 1.96m)

Tiled floor and walls, shower cubicle with mains mixer shower, dual rainfall and hand held shower heads, wash hand basin with chrome mixer tap and vanity cupboard, mirror and shelf above, close-coupled W.c, chrome ladder/towel radiator, wall mounted extractor fan and inset spotlights to ceiling.

Outside Front - Communal Front Courtyard - Enclosed

Private Rear/Side Garden - Enclosed

(Low-Maintenance) Raised Terrace/Decking, with Patio Stones to Side & Rear Garden.

Lockable Gate to Rear 'Gated' Lane. Enclosed by Feather Edge Fencing.



MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £1,789.00

Parking Types: On Street.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access. Step free access.

EPC Rating: E (52)

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

Tenure - Leasehold

Lease Start Date - 04 Jun 2017

Lease End Date- 05 Jun 2167

Lease Term- 150 years from and including 5 June 2017

Lease Term Remaining- 141 years (£0.00 Zero) Service/Maintenance Charges - (£0.00 Zero) Ground Rent - Buildings Insurance = (£273.25 Per Year)

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 8 Mbps

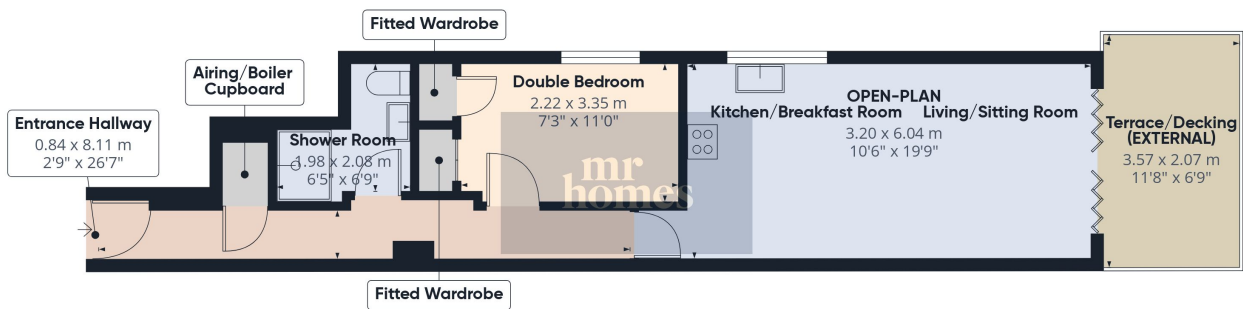
Superfast - 59 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin





Approximate total area⁽¹⁾

40.3 m²

433 ft²

Balconies and terraces

7.1 m²

76 ft²

(1) Excluding balconies and terraces

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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