

FOR SALE

Guide Price £350,000 to £375,000 Freehold



Amherst Street, Grangetown, Cardiff. CF11 7DR

- IMMACULATE & MODERN SUBSTANTIAL 5/6 BED FAMILY HOME (END-OF-TERRACE)
- *6-Bed HMO Planning Approved
- IDEAL OPPORTUNITY FOR INVESTORS/LANDLORDS
- RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- GROUND FLOOR HAS 3 RECEPTION ROOMS/ MODERN KITCHEN & MODERN SHOWER ROOM
- BASEMENT HAS 2 LARGE ROOMS with POWERPOINTS & LIGHTING
- 1st FLOOR HAS 4 BEDROOMS & A BRAND NEW MODERN FAMILY BATHROOM SUITE
- 2nd FLOOR HAS A LARGE 5th ATTIC BEDROOM
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT PUBLIC TRANSPORT LINKS (NEAR TO GRANGETOWN TRAIN STATION)
- TENURE: FREEHOLD.
- SOUTH-WEST FACING ENCLOSED 'COURTYARD STYLE' GARDEN
- EARLY VIEWING HIGHLY RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER (HIVE SMART THERMOSTAT)



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PROPERTY DESCRIPTION

*Guide Price £350,000 to £375,000 * Immaculate and modern 5/6 bedroom end-of-terrace family home in Grangetown, offering an ideal opportunity for investors or landlords. *Planning permission granted for conversion to a 6-bedroom HMO, subject to licensing. This spacious property boasts three reception rooms, a stylish kitchen, and a contemporary shower room on the ground floor, while the first floor features four bedrooms and a modern family bathroom suite. The large attic provides a versatile fifth bedroom, perfect for growing families. Enjoy a south-west facing enclosed rear and side garden, perfect for outdoor relaxation. With uPVC double glazing, gas central heating with a combi-boiler and Hive smart thermostat, the home combines comfort and efficiency. Situated close to schools, shops, local amenities, parks, and excellent public transport links including Grangetown train station, this freehold property has been fully renovated to the highest standards. **EARLY VIEWING IS HIGHLY RECOMMENDED**, and free mortgage advice is available to help you secure this fantastic opportunity. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

25' 7" x 3' 5" (7.80m x 1.04m)

Living Room (Reception Room 1)

13' 7" x 12' 11" (4.14m x 3.94m) (Used as 6th Bedroom)

Siting Room (Reception Room 2)

11' 10" x 10' 3" (3.61m x 3.12m) (Used as 7th Bedroom)

Dining Room (Reception Room 3)

16' 5" x 8' 6" minimum width (5.00m x 2.59m minimum width)

EXTENSION - Modern Fitted Kitchen

12' 11" x 9' 0" (3.94m x 2.74m)

EXTENSION - Shower Room (Ground Floor) Re-Fitted & Modern

9' 3" x 5' 6" (2.82m x 1.68m)

Staircase to the Basement

11' 3" x 5' 7" (3.43m x 1.70m) PowerPoints & Lighting.

Basement (Room 1)

12' 6" x 11' 7" (3.81m x 3.53m) PowerPoints & Lighting.

Basement (Room 2)

11' 2" x 9' 3" (3.40m x 2.82m) PowerPoints & Lighting.

Staircase to the First Floor Landing

4' 5" x 2' 10" (1.35m x 0.86m)

Split-Level Landing

10' 9" x 5' 10" (3.28m x 1.78m)

Bedroom 1

13' 1" x 12' 6" (3.99m x 3.81m)

Bedroom 2

11' 11" x 11' 8" (3.63m x 3.56m)

Bedroom 3

9' 2" x 9' 0" (2.79m x 2.74m)

Bedroom 5/ Study

8' 7" x 5' 1" (2.62m x 1.55m)

Family Bathroom Suite - Re-Fitted & Modern

7' 0" x 6' 2" (2.13m x 1.88m)

Staircase to the 2nd Floor Landing

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

Bedroom 4 - (ATTIC ROOM)

25' 2" x 18' 0" (7.67m x 5.49m) (Reduced Headroom to Sides Due to Sloping Roof)

Rear/Side Garden - SOUTH-WEST FACING

Low-Maintenance & Enclosed Rear & Side Garden - Natural Stone Patio, Outside Tap - Lockable Gate Giving Access to the Lane, Enclosed by Feather Edge Fencing and High Brick Walls.

Parking (Free On Street Parking)



MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate £2,461.00

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

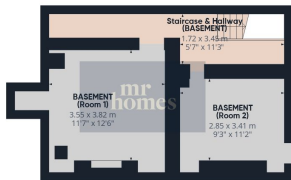
Basic - 6 Mbps - Superfast - 81 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

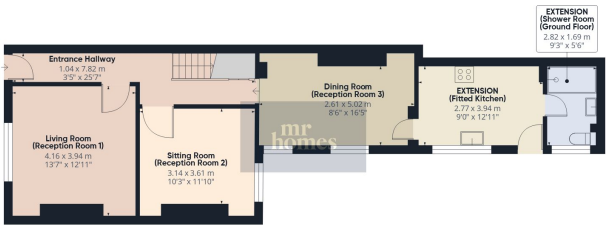
BT - Sky - Virgin



FLOORPLAN

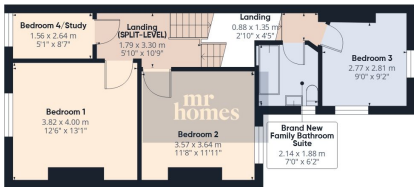


Floor -1



Floor 0

Approximate total area^m
190.4 m²
2049 ft²
Reduced headroom
9.4 m²
102 ft²



Floor 1



Floor 2

(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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