

SOLD STC

Guide Price £250,000 to £255,000 Freehold



Holmesdale Street, Grangetown, Cardiff. CF11 7HA

- **** NO CHAIN ****
- 3-BED SEMI-DETACHED FAMILY HOME - LARGE CORNER PLOT
- REAL WOOD BLOCK 'PARQUET' FLOORING
- OPEN-PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- CLOAKROOM/ DOWNSTAIRS W.C
- STORE ROOM
- FAMILY BATHROOM SUITE
- WRAP AROUND GARDENS - SOUTH-WEST FACING REAR
- PRIVATE 'GATED' LARGE DRIVEWAY
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- CLOSE TO GRANGETOWN TRAIN STATION



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PROPERTY DESCRIPTION

* NO CHAIN * Guide Price £250,000 to £255,000 * Situated on a Large Corner Plot in Grangetown, This Charming 3-Bedroom, Semi-Detached Family Home Offers Spacious Living Accommodation, Boasting an Open-Plan Living and Dining area with Real Wood Block 'Parquet' Flooring, a Fitted Kitchen, and a Convenient Downstairs Cloakroom/W.C. The Layout is Perfect for Modern Family Life. The Property Features Large Wrap-Around Gardens with a Desirable South-West Facing Rear Garden, Ideal for Outdoor Relaxation and Entertaining. Additional Highlights Include a Store Room, a Private Gated Large Driveway Providing Ample Parking. Located close to Grangetown train station, excellent transport links make commuting effortless, while nearby schools, shops, parks, and amenities ensure everyday convenience. This delightful home perfectly blends comfort, location, and practicality for family living. Tenure Freehold. EARLY VIEWING HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance

6' 3" x 3' 3" (1.91m x 0.99m)

Store Room

6' 7" x 4' 0" (2.01m x 1.22m)

Hallway

15' 5" x 6' 3" (4.70m x 1.91m)

Downstairs W.c

4' 7" x 2' 9" (1.40m x 0.84m)

Living Room

15' 4" x 11' 0" (4.67m x 3.35m)

Dining Room

10' 7" x 8' 2" (3.23m x 2.49m)

Kitchen

10' 8" x 9' 1" (3.25m x 2.77m)

First Floor Landing

10' 5" x 5' 10" (3.17m x 1.78m)

Bedroom 1

Airing Cupboard housing
Worcester Combi-Boiler

Bedroom 2

14' 1" x 8' 3" min (4.29m x 2.51m)

Bedroom 3

9' 1" x 8' 7" (2.77m x 2.62m)

Family Bathroom Suite

6' 9" x 6' 6" (2.06m x 1.98m)

Front Garden - Enclosed

Laid to Lawn with Palm Trees
Bordering, Enclosed by Feather
Edge Fencing and a 7ft Wall with
Double Gates to the Driveway.
Opens around to the Side Garden.

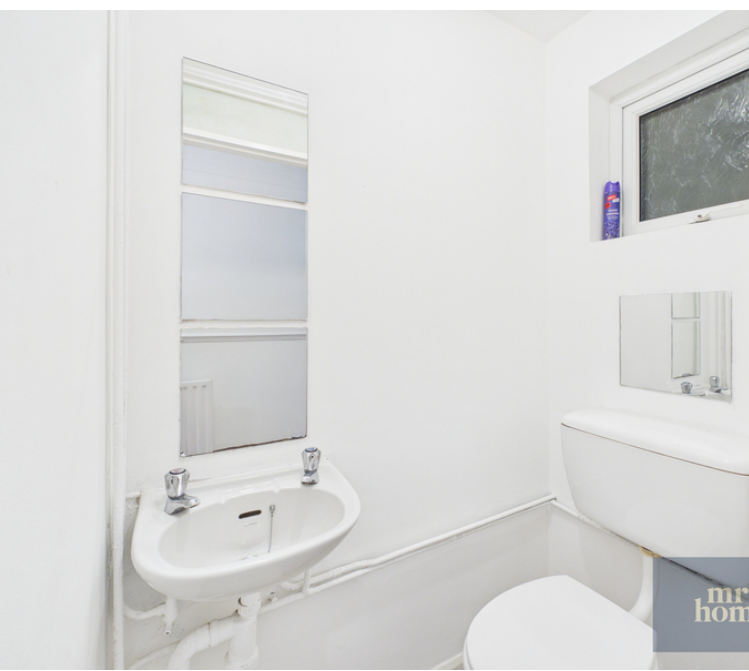
Side Garden - Enclosed

Low Maintenance with Stone
Chippings, Lockable Side Gate
Access into the Rear Garden

SOUTH-WEST Facing Rear Garden

Laid Lawn with Patio Stones, Stone
Chippings and a Patio to Rear of
the Garden. All Enclosed by
Feather Edge Fencing.

Private 'Gated' Large Driveway



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: Driveway. Gated.
Off Street. Private.

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: C (70)

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

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

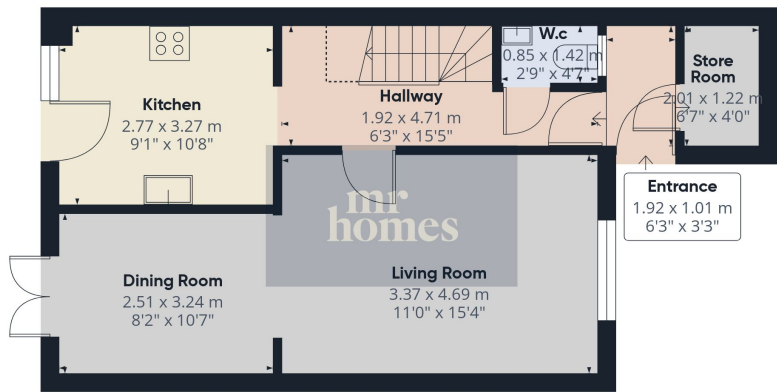
Basic - 6 Mbps - Superfast - 219 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

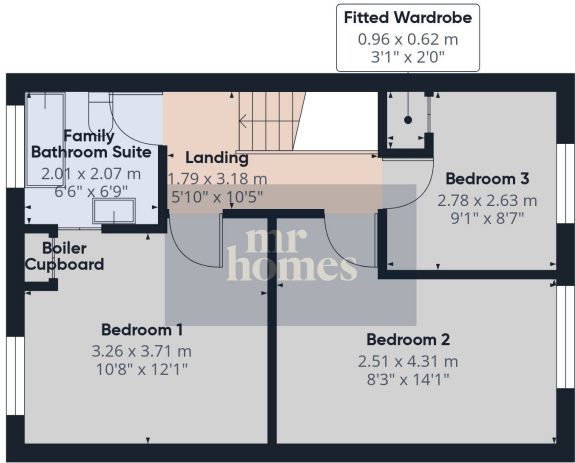
BT - Sky - Virgin -



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
86.2 m²
926 ft²

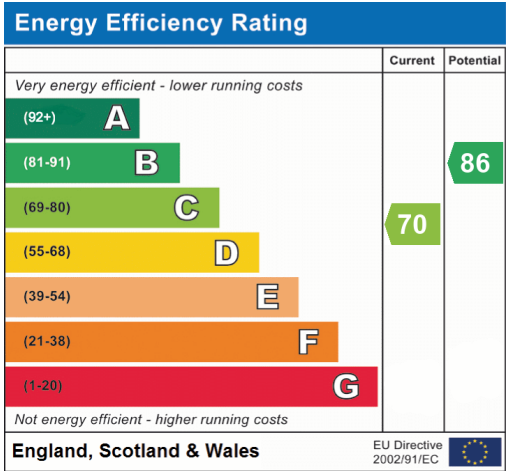
Reduced headroom
1.5 m²
16 ft²

(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.

GIRAFFE360



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