

FOR SALE

Guide Price £250,000 to £260,000 Freehold



Ludlow Street, Grangetown, Cardiff. CF11 7BX

- * Guide Price £250,000 to £260,000 *
- SUBSTANTIAL 4-BED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- SPACIOUS KITCHEN with LARGE STORAGE AREA ADJOINED TO SIDE
- SUN-GARDEN ROOM
- SOUTH-WEST FACING REAR GARDEN (SUN-TRAP)
- MODERN FAMILY BATHROOM SUITE
- uPVC D/G WINDOWS
- GAS C/H with IDEAL ESPRIT ECO 2 COMBI-BOILER
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EARLY VIEWING HIGHLY RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- WWW.MR-HOMES.CO.UK



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PROPERTY DESCRIPTION

* Guide Price £250,000 to £260,000 * – Discover this substantial 4-bedroom terraced family home in the heart of Grangetown, offering spacious and versatile living, including a modern open-plan living and dining area. The generously sized kitchen boasts a large storage space adjoining the side, perfect for busy family life. Enjoy the benefits of gas central heating powered by a highly efficient Ideal Esprit Eco 2 combi boiler and uPVC double glazing throughout. The south-west facing rear garden is a genuine sun trap, complemented by a delightful sun-garden room ideal for relaxing or entertaining. A modern family bathroom suite adds to the practical appeal, while the property's freehold tenure ensures peace of mind. Ideally situated close to schools, shops, local amenities, parks, and excellent transport links, this home combines convenience with comfort. Free mortgage advice is available to help you make an informed purchase. With its fantastic location and expansive living space, early viewing is highly recommended to avoid disappointment. Visit www.mr-homes.co.uk to book your viewing. Please Call 02920 204 555 Option 2



ROOM DESCRIPTIONS

Inner Porch Entrance

4' 0" x 2' 11" (1.22m x 0.89m)

Hallway cont'd

13' 2" x 5' 7" max (4.01m x 1.70m max)

OPEN-PLAN - Living Room & Dining Room

23' 9" x 11' 0" min (7.24m x 3.35m min)

Kitchen

13' 4" x 11' 2" (4.06m x 3.40m)

Storage Area (Roof Covered)

12' 5" x 5' 0" (3.78m x 1.52m)

Sun/Garden Room

18' 0" x 9' 2" (5.49m x 2.79m)

Staircase to 1st Floor Split-Level Landings

Hatch to Insulated & Boarded Loft via Attached Fold-Down Wooden Ladders.

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2

11' 0" x 11' 0" (3.35m x 3.35m)

Bedroom 3

7' 10" x 7' 9" (2.39m x 2.36m)

Bedroom 4

11' 0" x 6' 1" (3.35m x 1.85m)

Family Bathroom Suite

10' 11" x 5' 7" (3.33m x 1.70m)

SOUTH-WEST Facing Rear Garden - Enclosed

Patio with Astroturf, and a Wood Panel Storage Shed (To Stay).



Council Tax: Band C

Council Tax: Rate £1,789.00

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access. Step free 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?

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

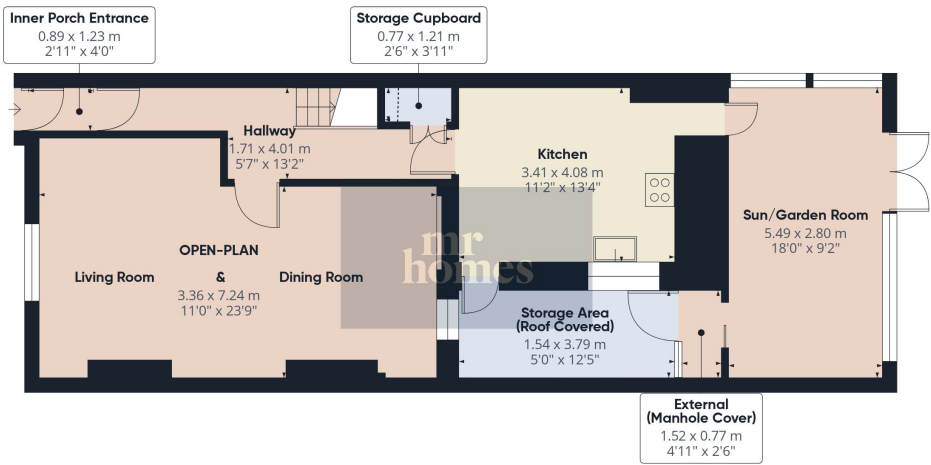
Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 4 Mbps - Superfast - 247 Mbps - Ultrafast - 1800 Mbps -

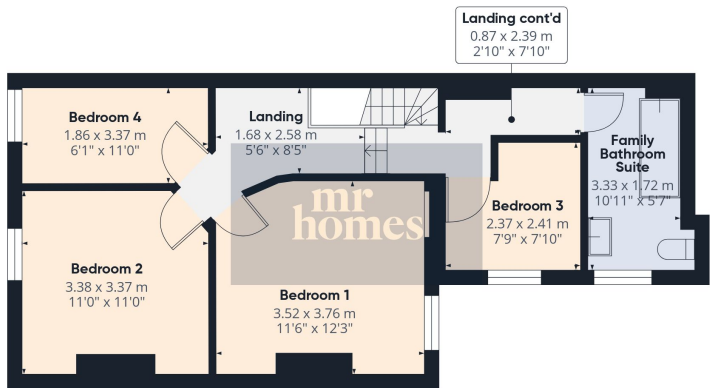
Satellite / Fibre TV Availability - BT - Sky - Virgin



FLOORPLAN



Ground Floor



1st Floor



Approximate total area^m
121.8 m²
1312 ft²

Reduced headroom
0.1 m²
1 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

