

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GRANGE GARDENS
GRANGETOWN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE PORCH

1.04m x 0.89m (3'5 x 2'11)

ENTRANCE HALLWAY

OPEN PLAN LIVING ROOM

8.18m x 3.84m (26'10 x 12'7)

OPEN PLAN KITCHEN / DINER

8.13m x 3.15m widest point (26'8 x 10'4 widest point)

DOWNSTAIRS WC

TO THE FIRST FLOOR

MASTER BEDROOM

5.00m x 4.32m (16'5 x 14'2)

BEDROOM TWO

3.23m x 3.58m (10'7 x 11'9)

FAMILY BATHROOM

2.29m x 3.05m (7'6 x 10')

BEDROOM THREE

3.25m x 4.90m (10'8 x 16'1)

Fantastic third bedroom currently used as a dressing room. This room would have originally been two bedrooms given the window layout. Cupboard holding combi boiler.

GARDEN

Low maintenance South West facing garden, rear access, outside storage and two seating areas.

TENURE

We are informed by the owner that the property is Freehold, this si to be confirmed by your legal advisor.

COUNCIL TAX

Band - TBC

SCHOOL CATCHMENTS

My English medium primary catchment area is
Grangetown Primary School (year 2024-25)

My English medium secondary catchment area is
Fitzalan High School (year 2024-25) -
Brand new facilities for 2024

My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

ADDITIONAL INFORMATION

Views of Garngie Gardens
On street Parking
Walking distance to Cardiff Bay
Finished to an exceptional standard
Excellent school catchments



"A rare opportunity to purchase one of only 10 houses on the road, finished to an exceptional standard with viewings over the gardens to the front and lane access to the rear."

Comments by - Mr Julian Preston

GRANGE GARDENS
GRANGETOWN, CF11 7LJ - £400,000

3 bedrooms 1 bathroom(s) 1377.03 sq ft

Nestled in the charming Grange Gardens of Cardiff, this exceptional end terrace house is a true gem waiting to be discovered. Boasting three reception rooms and three spacious bedrooms, this property offers ample space for a growing family or those who love to entertain.

With a generous 1,377 square feet of living space, this home provides a comfortable and inviting atmosphere for all who enter. This property exudes a modern charm while still retaining a lot of its character.

One of the standout features of this property is its stunning views over the gardens to the front, allowing you to enjoy the beauty of nature right from the comfort of your own home. Additionally, being one of only 10 homes on the road ensures a sense of exclusivity and privacy that is hard to come by.

Although originally designed as a 4-bedroom home, the current layout has been thoughtfully reconfigured to offer three spacious double bedrooms, perfect for creating a cosy retreat for you and your loved ones.

If you are in search of a property that combines comfort, style, and a touch of luxury, then look no further than this delightful home in Grange Gardens. Book your viewing today and step into the possibility of making this house your dream home.

PROPERTY SPECIALIST

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Senior valuer



Grange Gardens, Grangetown, CRF

Main Building: Total Interior Area 1377.03 sq ft

