

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CORPORATION ROAD
GRANGETOWN

CORPORATION ROAD

GRANGETOWN, CF11 7AS - £325,000

Located on Corporation Road in the vibrant area of Grangetown, Cardiff, this charming house offers a delightful blend of comfort and convenience. Spanning an impressive 1,003 square feet, the property features three bedrooms, an open plan lounge diner, a spacious garden & two bathrooms. Making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining guests. The well-presented interiors create an inviting atmosphere, allowing you to move in with ease and make it your own.

The property boasts a generously sized garden, providing a wonderful outdoor space.

Situated close to the city centre and the picturesque Cardiff Bay, you will enjoy easy access to shops, restaurants, and recreational activities.

In summary, this well-appointed house on Corporation Road is a fantastic opportunity for those looking to settle in a lively community while enjoying the benefits of city living. With its spacious layout, large garden, and prime location.

 3 bedroom(s)  2 bathroom(s)  1003.00 sq ft

HALLWAY

LOUNGE / DINER

3.2 x 8.7 (10'5" x 28'6")

KITCHEN

5'7 x 21'4 (16'4""22'11" x 68'10""13'1")

BATHROOM

LANDING

BEDROOM 1

9'10 x 15'5 (29'6""32'9" x 49'2""16'4")

BEDROOM 2

10'8 x 13'2 (32'9""26'2" x 42'7""6'6")

BEDROOM 3

6'4 x 9'1 (19'8""13'1" x 29'6""3'3")

BATHROOM

5'6 x 5'7 (16'4""19'8" x 16'4""22'11")

GARDEN

An impressive garden with lawn, decking and a paved area. There is also storage at the bottom of the garden.

EPC

58D

COUNCIL TAX

BAND E

SCHOOL CATCHMENT

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

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

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

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

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed

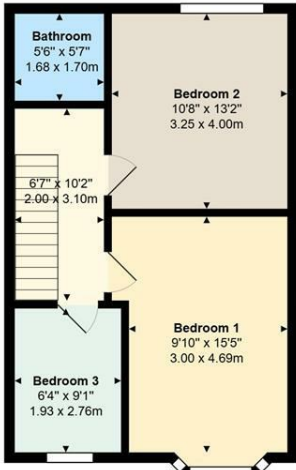
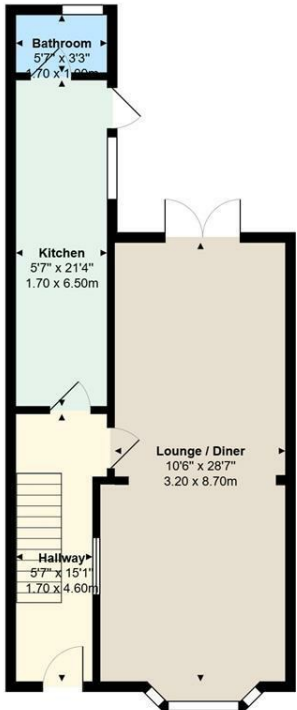
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

TENURE

We are advised that this property is freehold. This is to be confirmed by your legal representative.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total Area: 1003 ft² ... 93.1 m²

All measurements are approximate and for display purposes only