



44

Forty
Two

42

Llanmaes Street

GRANGETOWN



Fantastic family home that you can move straight into. Loft potential and storage shed with lane access makes this an attractive purchase to put your own stamp on and increase the value further. One not to be missed.

Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

02920 499680

Elliott@jeffreycross.co.uk

We have loved our family home for the last 14 years and everything Grangetown has to offer. We will miss the community and our neighbours and hope the next owners enjoy the house as much as we have.

Comments by Homeowner





Llanmaes Street

Grangetown, Cardiff, CF11 7LR

Asking Price

£350,000



3 Bedroom(s)



2 Bathroom(s)



1376.00 sq ft



Contact our
Pontcanna branch

02920 499680

Nestled in the charming area of Grangetown, Cardiff, this delightful terraced house on Llanmaes Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,376 square feet, this spacious family home features three generously sized double bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property boasts two well-appointed bathrooms, catering to the needs of a busy household.

One of the standout features of this home is its potential to extend into the loft space or side return given the space this home offers. The rear also benefits a brick built shed ideally for family storage, along with rear lane access, adds a layer of convenience for access. On-street parking is also available, making it easy for guests to visit. The low-maintenance garden offers a perfect outdoor retreat, allowing you to enjoy the fresh air without the burden of extensive upkeep.

This property is not only a comfortable living space but also a fantastic opportunity to become part of a vibrant community in Cardiff. With its close proximity to local amenities and transport links, this home is sure to appeal to those looking for a blend of urban living and family-friendly surroundings. Don't miss the chance to make this lovely house your new home.









CARDIFF

VALE


CAERPHILLY

BRISTOL

www.jeffreygross.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	









Entrance Porch 2'9" x 3'3" (0.86m x 1.01m)

**Entrance Hallway 20'6" x 5'4" widest point
(6.25m x 1.65m widest point)**

**Bay fronted Living Room 12'4" x 13'10" into
bay (3.77m x 4.22m into bay)**

**Second reception / Office 12'7" x 10'4"
(3.84m x 3.15m)**

**Downstairs Bathroom 5'1" x 5'4" (1.55m x
1.64m)**

Dining Room 15'5" x 10'2" (4.72m x 3.12m)

Kitchen 10'1" x 9'10" (3.08m x 3m)

Boot Room 2'9" x 6'2" (0.85m x 1.89m)

Garden

Low maintenance garden to the rear, lane access and access to a good size shed

Storage Shed

To the first floor

Bedroom One 16'3" x 11'4" (4.96m x 3.46m)

Bedroom Two 11'8" x 10'5" (3.58m x 3.19m)

**First floor utility 5'11" x 7'1" (1.81m x
2.16m)**

**Family Bathroom 9'2" x 7'1" (2.81m x
2.16m)**

**Bedroom Three 13'1" x 10'1" widest points
(3.99m x 3.08m widest points)**

Tenure

We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council tax

Band - C

School Catchment

My English medium primary catchment area is
Grangetown Primary School

My English medium secondary catchment area is
Fitzalan High School

My Welsh medium primary catchment area is
Ysgol Gynradd Gymraeg Hamadryad

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf

Additional Information

Rental potential of £1600-£1750 pcm
3 double bedrooms
2 bathrooms
Lane access
Loft potential
Low maintenance Garden
Shed



Llanmaes Street

Total Area: 127.9 m² ... 1376 ft²

All measurements are approximate and for display purposes only



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL