

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CLIVE STREET
GRANGETOWN

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GRANGETOWN, CF11 7HP - £230,000

This interesting three-bedroom detached house on Clive Street offers a unique layout that caters to a variety of lifestyles. Formally the caretakers lodge for St Paul's School & spanning an impressive 751 square feet, the property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. The property sits on a generous plot, which includes gardens to the side and a covered yard, ideal for outdoor activities or simply enjoying the fresh air.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, which is a rare find in urban settings. Additionally, the property is secured behind gates, offering peace of mind and a sense of security.

Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to view this charming house and envision your future in Grangetown. With no onward chain and requiring some upgrading.

3 bedroom(s) 1 bathroom(s) 751.00 sq ft

ENTRANCE HALL
HALLWAY
LIVING ROOM
4.09m x 4.04m (13'5" x 13'3")
KITCHEN
4.55m x 2.03m (14'11" x 6'8")
BATHROOM
2.59m x 2.03m (8'6" x 6'8")
BEDROOM
3.12m x 2.74m (10'3" x 9')
BEDROOM
3.38m x 3.02m (11'1" x 9'11")
BEDROOM
3.10m x 2.26m (10'2" x 7'5")
GARAGE
OUTSIDE
The property has off road parking able to accomodate a large vehicle and leads to the garage door which you can park an additional car. Also to the front is a pathway which leads to the front door with areas laid to lawn either side. The property has wooden feather edged fencing which hides the garden which is situated to the right hand size of the property and is laid primarily to lawn. The property also benefits from having a covered yard area with storage areas this is all safely behind sets of steel security bars with two security gates providing access to the property

EPC
Rated D
COUNCIL TAX
Band B
SCHOOL CATCHMENT
My English medium primary catchment area is Grangetown Primary School
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)

MOBILE & BROADBAND
Mobile signal is good for indoor and outdoor use and broadband speeds of up to 1800 Mbps are available.
TENURE
We have been advised that the property is Freehold, your legal representative should confirm this.
CONSTRUCTION
Block and brick with suspected steel reinforcement
DISCLAIMER
The properties title plan does show the true reflection of the boundaries of the property as it currently shows some of the playground inclusive of the title plan. We have been advised that this is currently being changed to exclude the aforementioned playground. The plot nevertheless is a very good size.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	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

St Pauls School House

Total Area: 751 ft² ... 69.8 m²

All measurements are approximate and for display purposes only

