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Grange Gardens

GRANGETOWN



Nestled in the lovely Grange Gardens in Cardiff, this end-terrace home is a real find. With three reception rooms and three spacious bedrooms, there's plenty of room to spread out—whether you've got a growing family or just love having people over.

Comments by Mr Julian Preston



Property Specialist
Mr Julian Preston
Senior valuer

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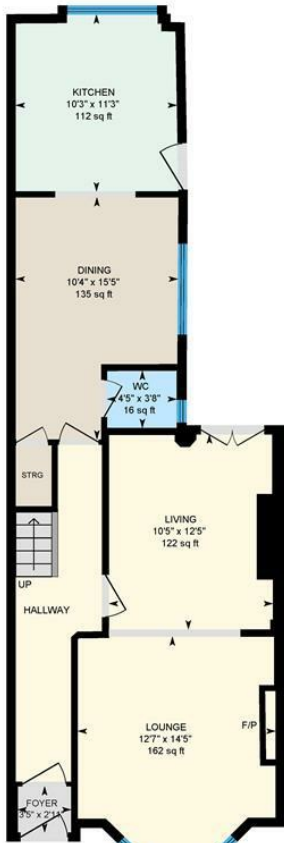
A rare opportunity to purchase one of only 10 houses on the road, finished to an exceptional standard with viewings over the gardens to the front and lane access to the rear.

Comments by the Homeowner



Grange Gardens, Grangetown, CRF

Main Building: Total Interior Area 1377.03 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Grange Gardens

Grangetown, Cardiff, CF11 7LJ

Asking Price

£400,000



3 Bedroom(s)



1 Bathroom(s)



1377.03 sq ft



Contact our
Pontcanna Branch
02920 499680

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.

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Entrance Porch 3'5 x 2'11 (1.04m x 0.89m)	Garden
Entrance Hallway	Low maintenance South West facing garden, rear access, outside storage and two seating areas.
Open Plan Living Room 26'10 x 12'7 (8.18m x 3.84m)	Tenure
Open Plan Kitchen / Diner 26'8 x 10'4 widest point (8.13m x 3.15m widest point)	We are informed by the owner that the property is Freehold, this si to be confirmed by your legal advisor.
Downstairs WC	Council Tax
To the first floor	Band - TBC
Master Bedroom 16'5 x 14'2 (5.00m x 4.32m)	School Catchments
Bedroom Two 10'7 x 11'9 (3.23m x 3.58m)	My English medium primary catchment area is Grangetown Primary School (year 2024-25)
Family Bathroom 7'6 x 10' (2.29m x 3.05m)	My English medium secondary catchment area is Fitzalan High School (year 2024-25) - Brand new facilities for 2024
Bedroom Three 10'8 x 16'1 (3.25m x 4.90m)	My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)
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.	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
	Additional Information
	Views of Garngarden On street Parking Walking distance to Cardiff Bay Finished to an exceptional standard Excellent school catchments





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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

