

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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CORPORATION ROAD
GRANGETOWN

CORPORATION ROAD

GRANGETOWN, CF11 7AS - £325,000

Welcome to this charming three-bedroom mid-terrace family home located on Corporation Road in the heart of Grangetown, Cardiff. This delightful property, built in the 1930s, boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The lounge is a cosy retreat, perfect for unwinding after a long day. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those in need of a home office or guest room. The bathroom offers convenience and comfort, ensuring that the morning rush is a breeze. Spanning over 1,000 square feet, this house offers a generous living space for you to make your own. The front of the property welcomes you with its traditional charm, while the good size detached garage provides parking, a rare find in this bustling area. Situated in a sought-after location, a 10 minute walk to the City Centre and Cardiff Bay, this property is ideal for those looking to be close to local amenities, schools, and transport links. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this home offers a perfect blend of character and convenience.

 3 bedroom(s)  1 bathroom(s)  1043.00 sq ft

PORCH

HALLWAY

LOUNGE

4.47m mxx x 3.45m\$ into recess max (14'8" mxx x 11'4\$ into recess max)

DINING ROOM

4.98m x 3.20m into recess max (16'4" x 10'6" into recess max)

KITCHEN

6.81m x 1.88m (22'4" x 6'2")

LAUNDRY ROOM

LANDING

BEDROOM

4.50m max x 3.12m max (14'9" max x 10'3" max)

BEDROOM

4.11m max x 3.33m max (13'6" max x 10'11" max)

BEDROOM

2.79m x 1.98m (9'2" x 6'6")

BATHROOM

2.01m x 1.80m (6'7" x 5'11")

GARDEN

A rear garden with rear lane access, with brick wall and wooden fence boundaries. A paved patio with an area laid to lawn and a seating area finished with Cotswold stones. To the rear of the property is a good size detached garage with an electric roller shutter style door with passive infrared control and also has sliding door which opens to the rear garden. The garage also has solar panels on the roof which feed power into the main house.

TENURE

We have been advised that the property is Freehold. Your legal representative will confirm this.

EPC

Rated D

COUNCIL TAX

Band E

BROADBAND

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. According to Ofcom the broadband speeds are 8 Mbps - 1000 Mbps.

MOBILE COVERAGE

According to Ofcom the four main mobile providers coverage for voice calls are coming out between likely to limited for indoor use and likely for outdoor use.

CONSTRUCTION

The property was built circa 1930 and typically construction was cavity wall with an outer skin of brick and inner block work. A survey will confirm this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(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 	



Corporation Rd, Grangetown, CRF

Main Building: Total Interior Area 1043.22 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.