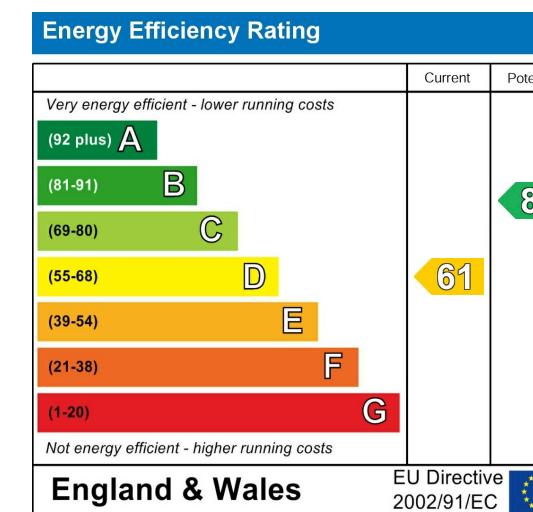


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WARWICK STREET  
GRANGETOWN



#### ENTRANCE

#### LOUNGE

6.78m x 3.71m into recess max  
(22'3" x 12'2" into recess max)

#### KITCHEN

3.71m x 2.69m max (12'2" x 8'10" max)

#### INNER HALLWAY

#### SHOWER ROOM

2.39m x 1.83m (7'10" x 6')

#### LANDING

#### BEDROOM

3.28m x 3.15m to robes min (10'9" x 10'4" to robes min)

#### BEDROOM

3.35mx 2.82m into recess min (11'x 9'3" into recess min)

#### OFFICE

2.79m x 1.80m (9'2" x 5'11")

#### GARDEN

A nice and easy low maintenance, enclosed rear garden with wooden fence and brick walled boundaries. Paved patio area. South westerly facing aspect for those sunny summers.

#### TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

#### CONSTRUCTION

Traditional brick with a pitched roof.

#### MOBILE & BROADBAND

Up to 1000 Mbps and mobile phone signal is likely.

Comments by - Mr Julian Preston

# WARWICK STREET

GRANGETOWN, CF116PW - £210,000

 2 bedrooms  1 bathroom(s)  807.00 sq ft

Nestled in the vibrant area of Grangetown, Cardiff, this charming two-bedroom end of terrace home on Warwick Street offers a delightful blend of comfort and practicality. Spanning an impressive 807 square feet, the property is well-suited for both first-time buyers and small families seeking a welcoming environment. Upon entering, you are greeted by a spacious lounge that provides a perfect space for relaxation and entertaining. The ground floor also features a well-appointed kitchen, ideal for culinary enthusiasts, along with a conveniently located bathroom. The layout is designed to maximise space and functionality, ensuring a comfortable living experience. Venture upstairs to discover two inviting bedrooms, each offering ample natural light and a cosy atmosphere. An added bonus is the office space accessible from the second bedroom, which presents an excellent opportunity for those who work from home or require a quiet study area. The property boasts an enclosed south-west facing rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This outdoor space provides a private retreat, ideal for gardening enthusiasts or simply unwinding after a long day. With its prime location in Grangetown, residents will benefit from easy access to local amenities, parks, and excellent transport links to Cardiff city centre. This home presents a wonderful opportunity to embrace a comfortable lifestyle in a thriving community. Don't miss the chance to make this delightful property your own.

## PROPERTY SPECIALIST

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