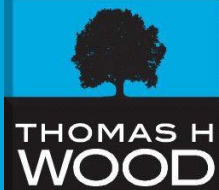




8 Grange Place

Grangetown, Cardiff, CF11 7DB



Asking Price Of £289,950

3 Bedrooms



A larger than average 3 bedroom semi detached home situated in Grange Place in Grangetown. The property is in need of some modernisation but benefits from a modern Ideal Logic combination boiler and excellent potential to extend to the rear and convert the vast loft, subject to planning. This ideal family home briefly comprises, hallway, two reception rooms, fitted kitchen and breakfast room. To the first floor there is a family bathroom and three good size bedrooms. The property is to be sold with no onward chain.

Entrance via UPVC front door leading to a spacious tiled hallway with UPVC window to side aspect, radiator panel and doors to all rooms.

LOUNGE

11' 9" x 13' 2" (3.60m x 4.02m) with woodblock flooring, painted walls with picture rail, smooth ceiling, UPVC bay window to the front aspect, radiator panel with TRV. Archway to;

DINING ROOM

10' 9" x 12' 3" (3.29m x 3.75m) with woodblock flooring, painted walls with picture rail, smooth ceiling with coving, UPVC French doors leading to the generous rear garden.



KITCHEN BREAKFAST ROOM

7' 8" x 20' 9" (2.36m x 6.35m) a spacious kitchen breakfast room with slate effect tiled flooring, a mixture of wall and base units with contrasting worktops over, space and plumbing for washing machine, dishwasher and space for range cooker. Stainless steel sink with chrome mixer tap, UPVC windows to side and rear aspect, UPVC door to rear garden. Radiator with TRV.

LANDING

with carpeted floors, painted walls with picture rail, textured ceiling, UPVC window to side aspect.

BEDROOM ONE

10' 9" x 13' 2" (3.29m x 4.02m) with laminate floor, painted walls, picture rail, smooth ceiling with coving, UPVC window to front aspect, radiator panel with TRV.

BEDROOM TWO

10' 9" x 12' 3" (3.29m x 3.75m) with laminate floor, painted walls with wood panelling and picture rail, smooth ceiling with coving, fitted cupboards, UPVC window to rear aspect, radiator panel with TRV.

BEDROOM THREE

7' 0" x 7' 5" (2.15m x 2.28m) with laminate flooring, painted walls, smooth ceiling with coving, UPVC window to front aspect, radiator panel with TRV.

FAMILY BATHROOM

6' 10" x 5' 10" (2.1m x 1.78m) a three-piece suite with low-level WC, pedestal wash hand basin, bath with chrome taps and Triton shower with glazed screen. Laminate tiled flooring, UPVC window to side aspect, radiator panel with TRV.

OUTSIDE FRONT

block paved frontage and driveway with ample parking, brick built perimeters, steps leading to UPVC front door.

OUTSIDE REAR

Decking area accessed via the French doors from then dining room, leading to a large garden with laid patio and lawn, timber perimeter fencing and walled rear perimeter with gate to the lane.

COUNCIL TAX

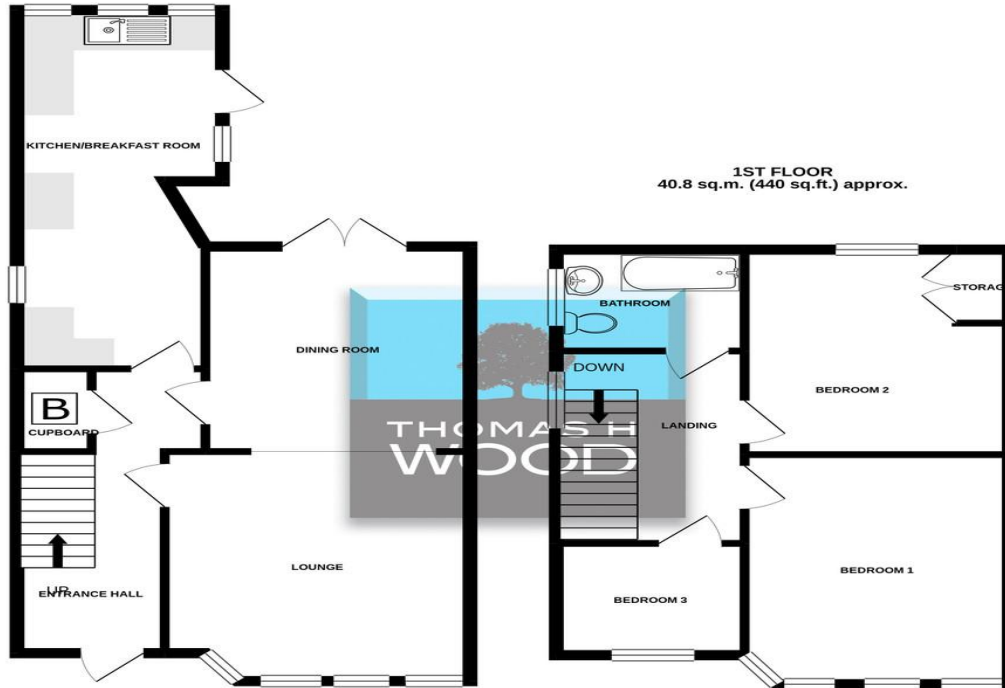
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TENURE

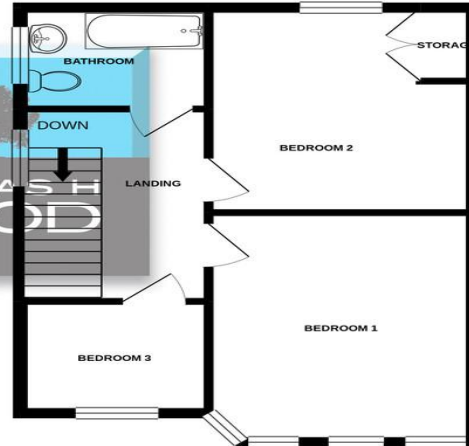
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.



GROUND FLOOR
50.7 sq.m. (546 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (440 sq.ft.) approx.



3 BED SEMI
TOTAL FLOOR AREA : 91.6 sq.m. (986 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements