

Court Road

GRANGETOWN, CF11 6RZ

GUIDE PRICE £275,000

**Hern &
Crabtree**



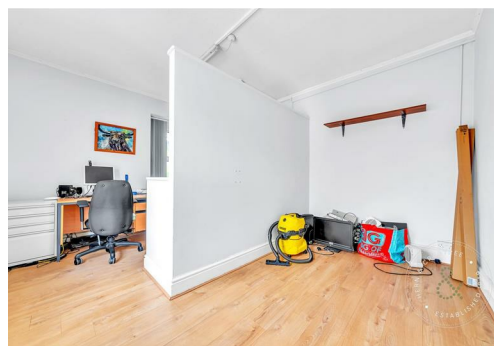
Court Road

A four-bedroom end-of-terrace property offering an exceptional opportunity to add their own stamp.

Behind its modest exterior lies a generous footprint, offering flexible living across three levels. The ground floor open into the entrance hall, leading into a light-filled front living room, a separate sitting room, and a formal dining room — each space rich in potential. The kitchen opens out onto a surprisingly private, enclosed garden.

Upstairs, the first floor hosts two well-proportioned bedrooms along with both a family bathroom and an additional shower room. A further two bedrooms can be found on the top floor — ideal for growing families, home offices or guest accommodation.

Just a short walk from a wide range of independent shops, cafés, and local parks. Excellent transport links - make commuting straightforward. The area is known for its welcoming community feel and a healthy mix of young professionals, families, and long-standing residents. Whether it's a morning coffee from a local deli, a stroll through nearby parkland or easy access to Cardiff's vibrant cultural scene, this is a place where everything comes together.



1682.00 sq ft

Hallway

Enter via a traditional wooden glazed door with window over. Wooden laminate flooring. Dado rail. Radiator. Stairs rise up to the first floor.

Living Room

Double glazed window to the front and side elevation. Wooden laminate flooring. Radiator.

Sitting Room

Double glazed window to the side elevation. Wooden laminate flooring. Radiator. Wash hand basin with splashback.

Dining Room

Double glazed window to the front and rear elevation. Wooden laminate flooring. Radiator. Dado rail. Half rise feature wall panelling. Fitted storage cupboard and shelving.

Kitchen

Double glazed window to the front elevation. Double glazed uPVC door to the rear elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Space for cooker. Space for fridge freezer. Extractor fan. Vinyl flooring. Radiator.

Landing

Stairs rise up to the first floor. Wooden handrail and spindles. Matching bannister. Dog-leg staircase. Three double glazed window to the front elevation. Dado rail. Wooden laminate flooring. Radiator. Stairs rise up to the second floor.

Bedroom One

Double glazed windows to the front and side elevation. Coved ceiling. Wooden laminate flooring. Radiator. Partition wall.

Bedroom Two

Double glazed window to the side elevation. Radiator.

Bathroom

Double glazed window to the rear elevation. W/C. Bath with fitted shower over. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Shower Room

Double glazed window to the rear elevation. W/C and wash hand basin. Shower quadrant with electric shower over. Tiled walls. Vinyl flooring. Radiator. Extractor fan.

Second Floor Landing

Stairs rising up from the first floor landing. Wooden handrail and spindles. Dog-leg staircase. Dado rail.

Bedroom Three

Double glazed window to the side elevation. Wooden laminate flooring. Radiator. Loft access hatch.

Bedroom Four

Double glazed window to the side elevation. Radiator.

Garden

Enclosed garden. Paved patio. Outside light. Timber frame lean to. Purpose built storage.

Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating E.

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