Devon Place

GRANGETOWN,, CF11 6PR

GUIDE PRICE £225,000

Hern & Crabtree

Devon Place

Situated on a colourful and characterful terrace in the heart of Grangetown, this charming two-bedroom mid-terrace home offers well-proportioned accommodation arranged over two floors, ideal for first-time buyers, young families or investors alike.

The ground floor comprises an entrance porch leading into a spacious dining room, which flows through to a generous lounge measuring over 13ft in length — creating a welcoming and versatile living space perfect for relaxing or entertaining. To the rear, the fitted kitchen provides ample storage and worktop space, with access to a well-sized ground floor bathroom.

Upstairs, there are two bedrooms. The master bedroom spans the width of the property and enjoys excellent natural light, while the second bedroom is ideal as a guest room, nursery or home office.

Devon Place is conveniently located within walking distance of local shops, schools and amenities, with excellent transport links to Cardiff City Centre, Cardiff Bay and beyond, making it an ideal choice for commuters.

715.00 sq ft

Entrance Porch
A practical entrance space providing privacy and a welcome into the home.

Dining Room
8'5" x 8'11"
Front-facing dining room with space for a table and chairs, offering a bright and versatile reception area.

Living Room
13'1" x 12'4"
Generous lounge with room for multiple seating arrangements, perfect for relaxing and entertaining.

Kitchen
8'0" x 9'3"
Fitted kitchen with plenty of worktop and storage space, positioned to the rear of the property

Bathroom
8'2" x 8'11"
Well-sized bathroom with suite fitted to the rear of the ground floor.

Bedroom One
13'0" x 8'9"
Spacious principal bedroom spanning the width of the house, with excellent natural light.

Bedroom Two
8'10" x 11'11"
Second double bedroom, suitable as a bedroom, nursery or home office.

Rear Garden
To the rear of the property is an enclosed garden offering a pleasant outdoor space with a combination of lawn and patio. The paved seating area provides the perfect spot for outdoor dining or relaxing, while the lawned section offers space for planting, pets or family use.

Bounded by a mix of brick and timber fencing for privacy, the garden also benefits from mature shrubs adding greenery and character. A useful storage unit is positioned to the rear, making this a practical and low-maintenance outdoor space ideal for enjoying the warmer months.

Additional Information
Freehold - Council Tax Band C - EPC Rating D (with potential to become a B).

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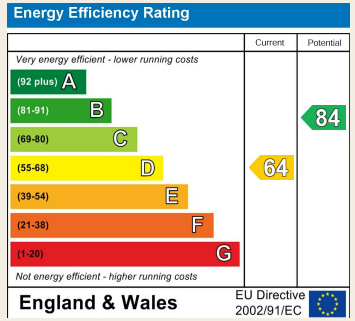

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