

UNDER OFFER

Llanmaes Street

Grangetown, Cardiff, CF11 7LR

GRANGETOWN, CARDIFF

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ASKING PRICE

£350,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,376 SQ FT

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LARGE 3 DOUBLE BEDROOM
FAMILY HOME

2 BATHROOMS

STREET PARKING

WALIKING DISTANCE TO CARDIFF
BAY

LODFT POTENTIAL

LANE ACCESS TO THE REAR



THE PROPERTY

Nestled in the charming area of Grangetown, Cardiff, this delightful terraced house on Llanmaes Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,376 square feet, this spacious family home features three generously sized double bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property boasts two well-appointed bathrooms, catering to the needs of a busy household.

One of the standout features of this home is its potential to extend into the loft space or side return given the space this home offers. The rear also benefits from a brick built shed ideally for family storage, along with rear lane access, adding a layer of convenience for access. On-street parking is also available, making it easy for guests to visit. The low-maintenance garden offers a perfect outdoor retreat, allowing you to enjoy the fresh air without the burden of extensive upkeep.

This property is not only a comfortable living space but also a fantastic opportunity to become part of a vibrant community in Cardiff. With its close proximity to local amenities and transport links, this home is sure to appeal to those looking for a blend of urban living and family-friendly surroundings. Don't miss the chance to make this lovely house your new home.



ACCOMMODATION

ENTRANCE PORCH

0.86m x 1.01m

ENTRANCE HALLWAY

6.25m x 1.65m widest point

BAY FRONTED LIVING ROOM

3.77m x 4.22m into bay

SECOND RECEPTION / OFFICE

3.84m x 3.15m

DOWNSTAIRS BATHROOM

1.55m x 1.64m

DINING ROOM

4.72m x 3.12m

KITCHEN

3.08m x 3m

BOOT ROOM

0.85m x 1.89m

GARDEN

BEDROOM ONE

4.96m x 3.46m

BEDROOM TWO

3.58m x 3.19m

FIRST FLOOR UTILITY

1.81m x 2.16m

FAMILY BATHROOM

2.81m x 2.16m

BEDROOM THREE

3.99m x 3.08m widest points

SCHOOL CATCHMENT

ADDITIONAL INFORMATION

PROPERTY TYPE

HOUSE - TERRACED

INTERNAL AREA

1,376 SQ FT

TENURE

FREEHOLD

COUNCIL TAX

BAND C · ABOUT £1,789 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING

66 · POTENTIAL 78

FLOORPLAN



Llanmaes Street

Total Area: 127.9 m² ... 1376 ft²

All measurements are approximate and for display purposes only



Not to scale. Measurements are approximate and for illustration only.



Elliott Hooper-Nash

DIRECTOR

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk