



4 Grantham Close, Cardiff

£399,950

**** EXTENDED DETACHED PROPERTY THREE DOUBLE BEDROOMS SOUTH FACING REAR GARDEN **** A beautifully presented three bedroom detached property in a sought after area. Entrance porch, spacious family lounge, dining room, impressive kitchen/breakfast/family room and study/fourth bedroom. To the first floor; primary bedroom with en-suite, a second double bedroom, family bathroom and third double bedroom. South facing rear garden. Garage and driveway. EPC Rating: C

Council Tax band: E

ENTRANCE PORCH

Entered via a solid wood door with obscured glass detail. Light. Coat hooks. Door thought to lounge.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

A spacious, family lounge. Wooden flooring. Radiator. Stairs to first floor. uPVC windows to front. Archway through to dining room.

Dining Room

11' 8" x 8' 11" (3.55m x 2.72m)

A good sized dining room. Ample space for table and chairs. Radiator. Continuation of wooden floor from lounge. Obscured glass feature window. Doors to study and kitchen/family room.

Study

8' 10" x 8' 6" (2.69m x 2.59m)

Currently being used as an office/study (previously used as a bedroom); a versatile room. Radiator. Obscured glass feature looking window to side.

Kitchen/Breakfast/Family Room

21' 11" x 9' 10" (6.69m x 3.00m)

Appointed along two sides with breakfast bar, High and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and extractor hood, integrated microwave/grill, integrated dishwasher and integrated washing machine. Additional storage cupboards under breakfast bar. 'Worcester' moisture sensitive fan. Remote control ceiling fan. Tiled splashbacks and flooring. Spotlights. Three Velux windows. uPVC window to rear. Solid wood double French doors and side windows to rear.

Bedroom one

11' 6" x 10' 1" (3.50m x 3.07m)

A spacious primary bedroom. Wooden flooring. Radiator. uPVC window to front. Door to en-suite.

Ensuite

10' 1" x 2' 11" (3.07m x 0.89m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with chrome electric shower. Tiled splashbacks. Radiator. Moisture sensitive extractor fans. uPVC window to side.

Bedroom two

10' 6" x 9' 1" (3.21m x 2.76m)

A second double bedroom. Wooden flooring. Built in, open wardrobe. Radiator. uPVC window to rear.

Bedroom three

10' 4" x 8' 3" (3.14m x 2.52m)

A third double bedroom. Wooden floor. Radiator. Two uPVC windows to front.

Family Bathroom

9' 0" x 6' 7" (2.75m x 2.01m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower. Chrome heated towel rail. Tiled wall. Moisture sensitive extractor fans. Obscured glass window to rear.

Outside

Rear Garden

Bordered by a timber fence, a south facing rear garden. Decked area leading to an area of lawn. Paved pathway to one side leading to timber gate for access. Additional timber gate to other side for access.

Front

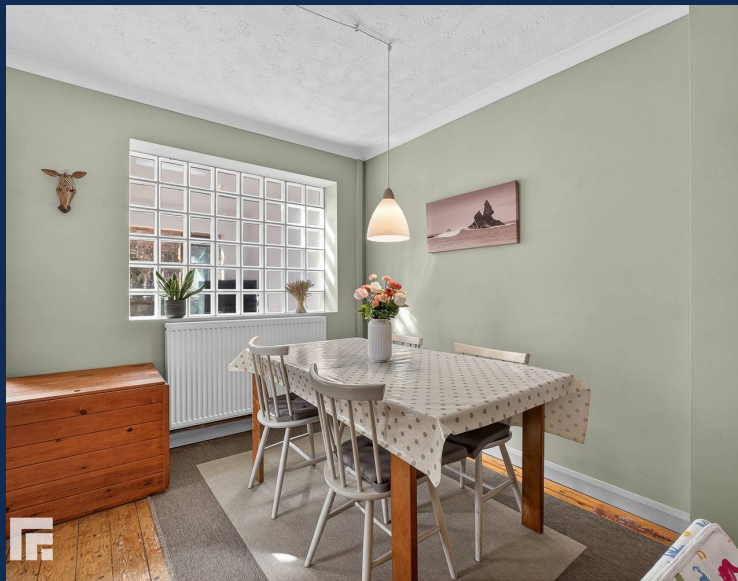
Lawn area. Open porch. Driveway with parking for one vehicle.

Garage

Being approx. 5.5 meters in length. Single garage with up and over door. 'Vaillant' combi boiler. Power and lighting.

ADDITIONAL INFORMATION

New windows, boiler and radiators, loft installation and cavity wall insulation, we're all fitted/installed in October 2025. It should also be noted that due to the South facing roof it would be suitable for future solar panel installation with plenty of space at the sides of the property to fit solar batteries, heat pumps etc. Gated access to right side with room for additional storage and recycle bins.





RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK