

11 Hartley Place  
Grangetown  
Cardiff  
CF11 8BN

£850 Monthly



- COACH HOUSE
  - ONE DOUBLE BEDROOM
  - SPACIOUS HALLWAY & DOWNSTAIRS BATHROOM
  - BRIGHT & AIRY LOUNGE LEADING TO FITTED KITCHEN
  - ENCLOSED REAR GARDEN
  - ON STREET PARKING
  - IDEAL FOR SINGLE OCCUPANT
  - AVAILABLE IMMEDIATELY
  - WALKING DISTANT TO CARDIFF CITY CENTRE, CANTON & GRANGETOWN
  - CALL TODAY TO ARRANGE YOUR VIEWING ON 01446 502806
- Ref: PRA11012**

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* IDEAL FOR SINGLE OCCUPANT - ONE BEDROOM COACH HOUSE \*\*\*

Daniel Matthew Estate Agents are delighted to offer to let this well-presented one-bedroom coach house, situated in the popular City Gardens estate in Grangetown. Perfect for a single occupant seeking their own space in a convenient and well-connected location, this property is within walking distance of both Canton, Grangetown and Cardiff City Centre, and benefits from excellent public transport links including nearby bus routes and Grangetown train station.

The coach house comprises to the ground floor, a spacious entrance hallway and bathroom. To the first floor, one double bedroom, a bright and airy lounge, and a fitted kitchen. Further benefits include on-street parking and an enclosed rear garden, ideal for relaxing outdoors.

Don't miss this opportunity to rent a unique and charming home in a sought-after area. Contact Daniel Matthew Estate Agents today to arrange a viewing on 01446 502806

---

## Accommodation

---



### Entrance Hallway

Enter via wooden door leading into welcoming hallway, textured ceiling, plain walls with dado rail, wooden flooring, storage cupboard, staircase leading to first floor with under stairs storage housing wall mounted combination boiler, radiator.

---

### Bathroom (8' 3" x 5' 5") or (2.51m x 1.64m)

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, wooden panelled walls, wooden flooring, three piece suite comprising low level WC, wash hand basin inset into wooden vanity unit offering storage, panelled bath with over head mains and mixer tap.



### Landing

UPVC double glazed window to front aspect, textured ceiling, plain walls with dado rail, newly fitted carpet, doors leading into Lounge and Bedroom.



### Lounge (11' 4" x 10' 9") or (3.46m x 3.27m)

Two UPVC double glazed windows to rear aspect, textured ceiling with coving, plain walls with dado rail, laminate flooring, radiator, door leading into Kitchen, radiator.

---



### Kitchen (10' 8" x 5' 11") or (3.26m x 1.81m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, tiled splashback, laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half composite sink with drainer, newly fitted electric oven and four ring electric hob to remain, extractor fan, washing machine to remain, space for fridge/freezer, radiator.

---



### Bedroom One (10' 3" x 8' 7") or (3.12m x 2.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, newly fitted carpet, radiator, loft access.

---



### Outside

On street parking to the front.

Rear - Fenced boundaries, large patio area, decked area to the rear of the garden, mature trees and shrubs.

---

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

### Council Tax

Band C

Deposit: £850.00

---



*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*