

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Lon Yr Efail,
Caerau, Cardiff
CF5 5QF

Guide Price £289,950 to £299,950
Freehold

Lon Yr Efail

Caerau, Cardiff, CF5 5QF

Overview

- GUIDE PRICE: £289,950 to £299,950
- SUPERB PROPERTY
- IMMACULATE THROUGHOUT
- MOVE STRAIGHT IN
- OPEN-PLAN LIVING
- MASTER with EN-SUITE
- LANDSCAPED GARDENS
- 27ft OUTBUILDING
- OUTDOOR UTILITY
- CLOAKROOM



WOW FACTOR !!! - SUPERB, MODERN & CONTEMPORARY EXTENDED FAMILY HOME SET ON A QUIET CUL-DE-SAC - DORMER EXTENSION CLADDED IN SOUGHT AFTER CEDAR WOOD - OPEN-PLAN LIVING - SITTING ROOM OPENS TO THE HIGH SPEC KITCHEN/DINER WITH QUARTZ WORKS SURFACE & BREAKFAST BAR - 27ft OUTBUILDING/GAMES ROOM with BAR - OFF-ROAD PARKING & BEAUTIFULLY LANDSCAPED GARDENS - FREEHOLD

MR HOMES are excited to Offer **FOR SALE** this High Spec 4-Bedroom Family Home comprising in brief; Entrance Hallway, Cloakroom, Lounge/Sitting Room Open-Plan to the Fully Fitted Kitchen/Diner with Integrated Top of the Range Appliances. Staircase from the Entrance Hall to the 1st Floor Landing fitted with Brand New Carpets, Bedrooms 1, 2, 3 & a Modern Family Bath & Shower Room. A 2nd Staircase to the 2nd Floor Landing where you will find the Master Bedroom & En-Suite with Dormer Extension Externally Cladded in Cedar Wood. The Attractive Front & Side Gardens are Enclosed by Wrought Iron Fencing, there is also a Lockable Side Gate giving Access into the Amazing Rear Garden. The 27ft max x 14ft max Outbuilding/Games Room has the added Benefit of a Bar with a Open Utility Originally built for the Hot Tub. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Classic 30 A-Rated Combi-Boiler.

EPC Rating = C. Council Tax Band = D

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - Large Tile Flooring - Double Panel Radiator with Cover - Inset Spot Lighting to Ceiling - Coving to Ceiling - Understair Storage Area - Doors to; Cloakroom, Kitchen/Diner, & Staircase to the 1st Floor Landing.

Cloakroom - Large Tile Flooring cont'd - Walls Tiled Up To Half Height - Double Panel Radiator - uPVC Obscured D/g Window to Front - Inset Spot Lighting to Ceiling - Close-Coupled W.c - Wash Hand Basin with Mixer Tap & vanity Cupboard - Wall Mounted Electric RCD Consumer Unit - Wall Cupboard housing Ideal Classic 30 A-Rated Combi-Boiler.

Kitchen/Diner with Breakfast Bar - Re-Fitted Oct 2020 - 18' 0" x 11' 6" (5.48m x 3.50m)

OPEN-PLAN TO LOUNGE/ SITTING ROOM - Large Tile Flooring cont'd - Matching Wall & Base Units with Soft Closing Doors & Drawers - 22ml QUARTZ Work Surfaces Over with Breakfast Bar - Tiled Splash Backs - Top of the Range Quality Integrated Appliances include; NEFF Fan Assisted Electric Oven with NEFF Microwave Oven Over - NEFF 4x Ring Gas Hob with Matching Vented NEFF Extractor Over - HOTPOINT Dishwasher & an INDECIT Washing Machine. Inset sink with Mixer Tap - uPVC D/g Window to Rear - Inset Spot Lighting to Ceiling - Coving To Ceiling - 10 Bar Vertical Radiator - uPVC Double Patio Doors to Rear Garden.

Lounge/ Sitting Room - OPEN-PLAN TO DINING ROOM/KITCHEN - 12' 10" x 11' 2" (3.91m x 3.40m)

Large Tile Flooring - Large Electric Remote Fireplace Inset to Wall - uPVC D/g Window to Front - Double Panel Radiator - Inset Spot Lighting to Ceiling - Coving to Ceiling.

Staircase to 1st Floor Landing - Brand New Fitted Carpet - uPVC D/g Window to Side - Inset Spot Lighting to Ceiling - Coving to Ceiling - Doors to; Storage Cupboard, Bedrooms 2, 3, 4 & Family Bath & Shower Room.

Bedroom 2 - 12' 0" into Fitted Wardrobe x 11' 1" max (3.65m x 3.38m)

Laminate Flooring - uPVC D/g Window to Front - Single Panel Radiator - Coving to Ceiling - Door to Fitted Wardrobe.

Bedroom 3 - 12' 5" max x 11' 1" max (3.78m x 3.38m)

Laminate Flooring - uPVC D/g Window to Rear - Single Panel Radiator - Coving to Ceiling - Door to Fitted Wardrobe - Fixed Shelf to Alcove.

Bedroom 4 - 8' 10" x 7' 8" (2.69m x 2.34m)

Laminate Flooring - uPVC D/g Window to Front - Single Panel Radiator - Coving to Ceiling.

Family Bathroom & Shower Room - 9' 7" x 6' 5" (2.92m x 1.95m)

Tiled Flooring - Large Freestanding Bath with Waterfall Mixer Tap Over - Shower Cubicle with Mixer Shower & Dual Rainfall & Handheld Shower Heads - Wash Hand Basin with Waterfall Mixer Tap Set in Vanity Cupboard - Close-Coupled W.c - 2x uPVC Obscured D/g Windows to Rear - Black Ladder Radiator - Inset Spot Lighting to Ceiling - Wall Mounted Electric Extractor Fan.

Staircase to 2nd Floor Landing - EXTENSION - Brand New Fitted Carpet - Velux D/g Skylight - Inset Spot Lighting to Ceiling - Doors to; Master Bedroom & En-Suite.

Master Bedroom - DORMER EXTENDED - Cladded with High End Cedar Wood 16' 1" max x 15' 3" max (4.90m x 4.64m)

Laminate Flooring - Rear Facing uPVC Double French Doors to Juliet Balcony - 2x Velux D/g Windows to Front - 16 Bar Vertical Radiator - Wall Mounted Lights - Custom Built Fitted Wardrobes with Internal Lighting - 2x Doors to Storage in the Eaves with Internal Lighting.

En-Suite - DORMER EXTENDED - Cladded with High End Cedar Wood - 6' 5" x 5' 7" (1.95m x 1.70m)

Tiled Flooring - Large Walk-in-Shower with Mixer Shower & Dual Rainfall & Handheld Shower Heads - Wash Hand Basin with Mixer Tap Set in Vanity Cupboard - Close-Coupled W.c - uPVC Obscured D/g Windows to Rear - Black Ladder Radiator.

Attractive Front & Side Garden - Enclosed - Porcelain Slate Patio with White Stone Chippings Surrounding - Welcome Light - Lockable Side Gate Access into the Rear Garden.

Rear Garden - Enclosed & Low-Maintenance

Porcelain Slate Strip Patio with Astro Turf Through Centre. Custom Built Edge Seating - Outside Lighting & Power Points.

Outbuilding - 27' 4" max x 13' 7" max (8.32m x 4.14m)

What Every Man Wants and Needs!!! - Enter via uPVC D/g Double Patio Doors - Laminate Flooring - 2x uPVC D/g Windows to Front - Wall Mounted Electric Heater plus a 'Log Burning Effect' Electric Fire - Fitted with a Custom Built Bar.

Utility Section - Previously housed a Hot Tub - 8' 0" x 7' 10" (2.44m x 2.39m)

Astro Turf Flooring - Currently Housing Tumble Dryer & White Goods.

Private Driveway - Brick-Paved

Plenty of Extra Parking to Side of Property.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD

FAIRWATER

173 Pwllmelin Road,
Fairwater,
Cardiff,
CF5 3QB

GRANGETOWN

233 Penarth Road,
Grangetown,
Cardiff,
CF11 6FS