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MR HOMES
SALES & LETTINGS



Manod Road,
Llandaff North,
Cardiff CF14 2QN

Guide Price: £299,950 to £309,950
Freehold

Manod Road Llandaff North, Cardiff, CF14 2QN

Overview

- IMMACULATE & SPACIOUS
- SIGMA 3 FITTED KITCHEN
- 16ft DINING ROOM
- LANDSCAPED GARDENS
- ROOF COVERED PATIO
- UTILITY & CLOAKROOM/W.c
- LARGE OUTBUILDING
- DOUBLE DRIVEWAY
- CLOSE TO SCHOOLS/ SHOPS
- FREEHOLD



STUNNING & SPACIOUS 4-BED FAMILY HOME with a **BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN** **MR HOMES** are very pleased to Offer **FOR SALE** this Beautiful Family Home, Enter into the Hallway where there are Custom Fitted Storage Cupboards Under the Stairs, A Relaxing Lounge/Sitting Room with Bay Window looking into the Rear Garden. The Vendors have Fitted a Quality Sigma3 Kitchen with Top of the Range Integrated Neff Appliances and a Matching Utility Room with a Cloakroom/W.c just off. The 16ft Dining Room fits a Very Large Family Table and has French Patio Doors which open to a Large Roof Covered Patio. Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3, 4 & a Modern Family Bathroom Suite. There is an Attractive & Landscaped Front Garden. Double Brick-Paved Driveway with a Side Access into the Private & Beautiful Rear Garden which is Lit via External Lights . Must be Seen to be Truly Appreciated. There is a Large Outbuilding with Power & Lighting & a Large Internal Storage Room. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i JUNIOR Mk V Combi-Boiler.

EPC Rating = D. Council Tax Band = D
FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Entrance Hallway - Entered via uPVC D/g Door - Laminate Flooring - Understair custom fitted pull out drawers plus double doors to Understair fixed shelving - Covings to ceiling - uPVC obscured D/g window to front - Doors to; Lounge, Kitchen & Stairs to 1st Floor Landing.

Lounge/Sitting Room - 14' 2" into Bay Window x 12' 1" into recess (4.31m x 3.68m)
Laminate Flooring - Electric feature fireplace to chimney breast - uPVC D/g bay Window overlooks rear garden - Double panel radiator.

Sigma 3 Fitted Kitchen - 12' 3" max x 9' 10" max (3.73m x 2.99m)
Matching wall & base units (soft closing doors and drawers) with Oak doors & Granite work surfaces over with matching granite splash backs - Double Carousel to base unit - Sink & half bowl with mixer tap - Integrated Neff Dishwasher & Beko Washing Machine - Neff 5x Ring Gas Hob with matching integral Neff Oven & Grill - Neff Microwave integrated to wall unit - 2x uPVC D/g Windows to front - Worcester Greenstar 28i JUNIOR Mk V combi-boiler housed in wall unit - Doors to Utility & Cloakroom/W.c.

Dining Room - 15' 10" x 10' 7" (4.82m x 3.22m)
Laminate Flooring - Double panel radiator - uPVC D/g Window to side - uPVC Double French Patio Doors open out to Covered Rear Garden Area.

Utility Room - 6' 0" x 5' 0" (1.83m x 1.52m)
Laminate flooring - Matching Units with Oak doors & Granite work surfaces - Integrated fridge-freezer - Custom fitted bin caddy - uPVC D/g window to side - Meter cupboard housing Electric Meter & RCD consumer unit - Door to Cloakroom.

Cloakroom/W.c
Close-coupled W.c - Wash hand basin with mixer tap - uPVC obscured D/g window to front - Laminate flooring - Fitted shelving to alcove.

1st Floor Landing - Laminate flooring - uPVC D/g window to front - Hatch to insulated loft via attached ladders - Door to large storage cupboard - Doors to bedrooms 1, 2, 3 & family bathroom.

Bedroom 1 - 11' 10" x 11' 0" (3.60m x 3.35m)
laminate flooring - 2x mirrored sliding doors to fitted wardrobe - uPVC D/g window to rear.

Bedroom 2 - 13' 0" x 8' 6" (3.96m x 2.59m)
Laminate flooring - uPVC D/g window to rear - single panel radiator.

Bedroom 3 - 10' 0" x 6' 10" (3.05m x 2.08m)
Laminate flooring - uPVC D/g window to front - single panel radiator.

Bedroom 4 - 10' 0" x 6' 10" (3.05m x 2.08m)
Laminate flooring - uPVC D/g window to rear - single panel radiator - fitted cupboard with fixed shelving.

Family Bathroom - 6' 9" x 6' 0" (2.06m x 1.83m)
Large tile floor - panel bath with electric shower over & glass shower screen - Feature wash hand basin with mixer tap set in vanity cupboard and beauty shelf - Close-coupled W.c with attached shower hose.

Attractive Front Garden - Landscaped
Patio leads around to rear via a lockable side gate.

Double Driveway - Brick-Paved
Beautifully Landscaped Rear Garden - Very Private
Large Patio has a Large Roof Covering with fixed strip light - sink & drainer with base units & work surface over - Patio Sun Terrace with Celtic Knot Design - Slate Chippings to Centre of Garden & Slate Chipping Borders, A Range of Plants, Flowers & Shrubs

Outbuilding with Fitted External Lighting
10' 0" x 9' 9" (3.05m x 2.97m)
Entered via Lockable Door - uPVC D/g window to side - Power points & lighting - houses a fridge freezer - Door into 2nd Storage Room.

2nd Storage Room accessed via Outbuilding
9' 9" x 5' 9" (2.97m x 1.75m)
uPVC D/g window to front.



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.

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