

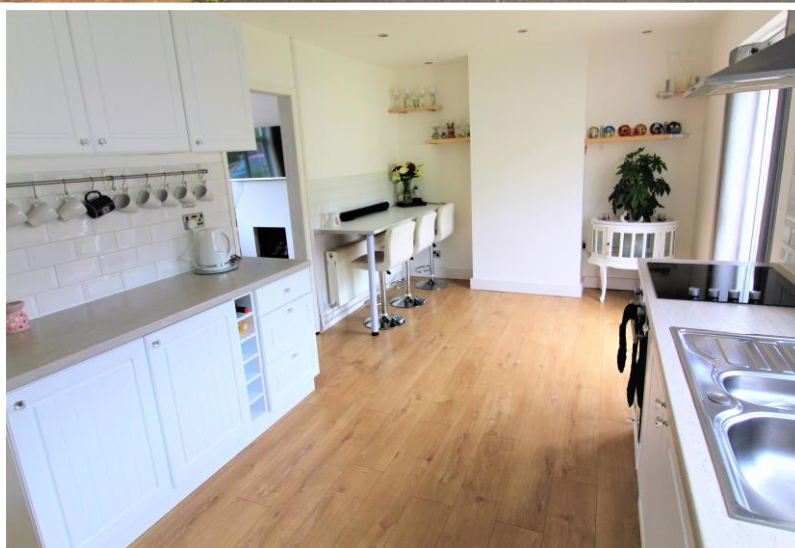
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**MR HOMES**  
SALES & LETTINGS



Bardsey Crescent  
Llanishen Cardiff  
CF14 5JZ

Guide Price Guide Price £295,000 to £305000  
Freehold

# Bardsey Crescent Llanishen, Cardiff, CF14 5JZ

## Overview

- SEMI-DETACHED
- FOUR BEDROOMS
- OFF ROAD PARKING
- CORNER PLOT
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO TRANSPORT LINKS
- EPC-E
- UPVC & GCH VIA COMBI
- FREEHOLD



\*\*\* Guide Price: £285,000 to £295,000 \*\*\*

\*\*\* OFFERED WITH NO CHAIN\*\*\*

- MR Homes are pleased to offer to the Market FOR SALE this Four Bedroom Corner Plot Property.

The Property briefly comprising of separate Living room with a through Kitchen/Dining Room, separate Utility Room and Downstairs W.c. and a further Reception Room.

To the First Floor Four Bedrooms with a Family Bathroom.

The Property Boasts a Large Grassed Area to the Front and Off-Road Parking.

EPC RATING = E.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Hallway**

Entrance to Property via a UPVC Door. Wood Flooring. Radiator. Stairs arising to First Floor. Doors leading to the Living Room and Kitchen/Dining Room.

**Living Room**

14' 8" x 10' 11" (4.459m x 3.340m)

Smooth Ceiling. Wood Flooring Radiator. UPVC overlooking the front. Door Leading to the Kitchen/Dining Room.

**Kitchen/Breakfast Room**

18' 1" x 10' 1" (5.524m x 3.076m)

A Combination of Wall and base units. Electric oven and Hob. Space for dishwasher. Wood Flooring. UPVC Sliding doors giving access to the Garden. Radiator. Door leading through to Utility Room and Downstairs Toilet.

**Downstairs Toilet**

4' 6" x 3' 0" (1.371m x 0.919m)

Vinyl Flooring. Obscure UPVC Window. Wall Mounted Combination Boiler.

**Utility room**

10' 1" x 7' 3" (3.064m x 2.212m)

Tiled Flooring. UPVC Doors leading to Garden and Side Area. Space for Washing Machine and Tumble Drier, Fridge/Freezer. Free standing Base units.

**Reception 2**

11' 5" x 10' 1" (3.482m x 3.063m)

Smooth Ceilings and Walls. UPVC Window overlooking the front of the property.

**First Floor Landing**

Carpeted. Doors leading to Four Bedrooms and Family Bathroom.

**Bedroom 1**

18' 10" x 10' 0" (5.752m x 3.040m)

Smooth Ceilings. Radiator. Carpeted. UPVC Windows to front.

**Bedroom 2**

12' 0" x 10' 11" (3.655m x 3.323m)

Carpeted. Radiator. UPVC Window to the front.

**Bedroom 3**

14' 4" x 10' 1" (4.368m x 3.066m)

Carpeted. Radiator. UPVC Window to rear.

**Bedroom 4**

6' 9" x 8' 1" (2.054m x 2.454m)

Carpeted. Radiator. UPVC Window to the front.

**Family Bathroom**

5' 6" x 6' 10" (1.667m x 2.08m)

Shower over The Bath. Built in Vanity Unit. W.C. Downlighters. Walls clad in Waterproof wall panels.

**Front and Side Garden**

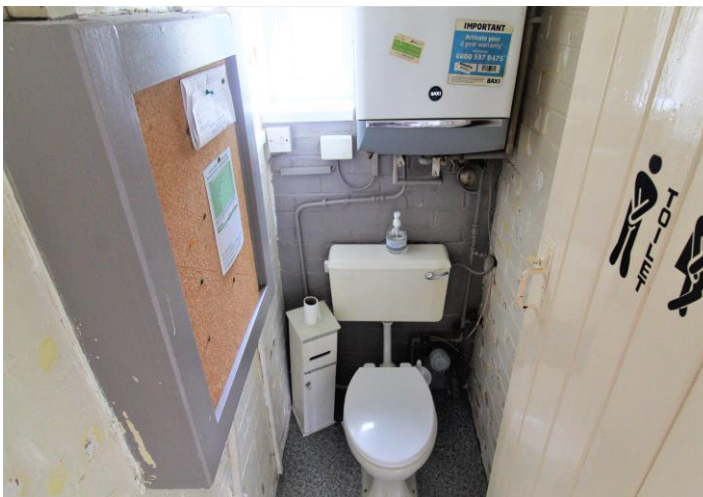
Large Corner Garden with Laid to Lawn.

**Rear Garden**

Fully Enclosed with laid to lawn area. Patio.

**Driveway**

Offering Car Parking to the Front of the 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

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## GRANGETOWN

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