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MR HOMES
SALES & LETTINGS



Doyle Avenue
Fairwater
Cardiff

£340,000 to £350,000

Doyle Avenue Fairwater, Cardiff, CF5 3HT

Overview

- Semi-Detached Family House
- Extended To Side And Rear
- Sitting Room & Play Room
- Stunning Kitchen / Dining Room
- Four Bedrooms
- Stunning Bathroom & Ensuite Shower Room
- South Facing Garden
- Off Street Parking
- Freehold



Located on Doyle Avenue, close to Fairwater Green in Cardiff CF5. MR Homes have been instructed as sole agent to sell this wonderful semi-detached family house that will appeal to a range of buyers.

The current owners have extended to the side and rear of the property, which has increased the overall footprint and created a spacious house and is offered to the market in good condition throughout.

Internally the accommodation consists of an entrance hallway, large sitting room, stunning dining room, fitted kitchen, playroom, cloakroom all to the ground floor. To the first floor there are four bedrooms, a family bathroom and an ensuite. There is the added addition of a loft room, which is currently utilised as a further double bedroom with walk in wardrobe.

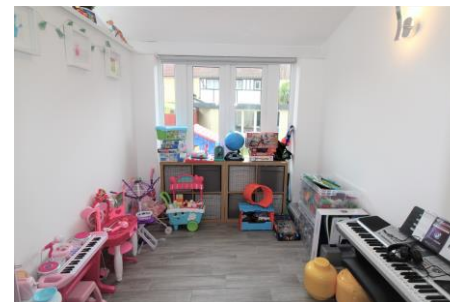
Outside, there is of street parking for 3 cars to the front and a sunny South facing garden to the rear. On your doorstep there are a range of supermarkets, salons, coffee shop, bakers and post office. Waungron Park train station is under a 10 minute walk and there are bus services at the end of the road. There are also popular schools around the corner from the property.

A super house, a great location and motivated clients looking to sell! Call MR Homes to arrange your viewing.

EPC Rating = D. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

8' 4" x 8' 0" (2.54m x 2.43m)

A double glazed door with obscured glass inserts and matching double glazed window welcomes you into the residence. Stairs with fitted carpet lead to the first floor, doors to

Sitting Room

19' 5" x 11' 1" (5.92m x 3.39m)

This spacious sitting room benefits from a double glazed picture window to front and double glazed sliding patio doors which lead into the play room. Cornice to ceiling, feature gas fireplace with marble surround and wooden mantle, wall mounted radiator, solid wood flooring, power points

Play Room

7' 1" x 9' 0" (2.17m x 2.74m)

Double glazed patio doors lead into the garden with two further obscured double glazed windows to side, wall mounted radiator, tiled flooring, power points

Dining Room

20' 10" x 10' 11" (6.35m x 3.33m)

The stunning dining room is the focal room of the property which benefits from double glazed bi-folding doors onto the garden patio. There is a large centre piece island with plenty of storage cupboards and a wine cooler under the work work surfaces. Further storage cupboards to one wall with space for an American style fridge freezer, wall mounted radiator, tiled flooring, power points, open to

Kitchen

5' 7" x 18' 4" (1.69m x 5.59m)

The kitchen has access from front and rear via double glazed doors with obscured glass panels and matching side panels. There are a range of wall mounted and floor base units and drawers offering ample storage, inset composite sink, mixer tap and drainer, tiled splash backs. Integrated Hotpoint 4 ring gas hob with stainless steel hood over and Hotpoint fan assisted oven under. Space for washing machine. Wall mounted radiator, continuation of matching tiled flooring, power points, doors to

Bedroom One

11' 2" x 12' 0" (3.4m x 3.65m)

Two double glazed windows to front, built in wardrobes, wall mounted radiator, wood laminate flooring, power points

Bedroom Two

14' 1" x 9' 3" (4.30m x 2.81m)

Double glazed window to rear, built in wardrobes, wall mounted radiator, wood laminate flooring, power points

Bedroom Three

7' 8" x 11' 10" (2.33m x 3.61m)

Double glazed window to front, built in wardrobe, wall mounted radiator, wood laminate flooring, power points, door to

En-suite Shower Room

5' 1" x 6' 2" (1.54m x 1.88m)

Obscured double glazed window to front. A suite to include a pedestal hand wash basin, low level flush WC, walk in shower cubicle with mains fed power shower, inset spot lights, wall mounted radiator, fully tiled



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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