

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: [sales@mr-homes.co.uk](mailto:sales@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

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Cae Newydd St. Nicholas  
Cardiff CF5 6FJ

Asking Price £375,000  
Freehold



# Cae Newydd

## St. Nicholas, Cardiff, CF5 6FJ

### Overview

- Semi-Detached Family Residence
- Spacious Reception Room
- Stunning Kitchen Breakfast Room
- Downstairs Cloakroom
- Master Bedroom & Ensuite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Lovely Sunny Enclosed Rear Garden
- Off Street Parking



] MR Homes have been instructed to sell this stunning semi-detached family house on Cae Newydd, in a popular modern development in St. Nicholas, Cardiff, CF5. This is a highly sought after location and we recommend securing a viewing as soon as possible to avoid missing out on this superb residence.

The property will appeal to a wide audience, and is the ideal home for a first time buyer or a young family looking for the next step on the property ladder. The accommodation consists of off street parking for two cars, an entrance hallway, sitting room, spacious kitchen breakfast room, cloakroom, three bedrooms, family bathroom and sunny rear garden.

The property is in excellent condition and is in ready to move into condition. Cardiff City and Bay are a short drive away and you are within easy reach of other local villages, amenities, country pubs and leisure facilities and walks. The M4 motorway offers excellent commuter links to a range of destinations. This is a super house, with no work required. Don't delay, book your viewing by calling MR Homes on 02920 204 555.

EPC Rating = B. Council Tax Band = E.

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MORTGAGE ADVICE AVAILABLE UPON REQUEST...



### Approach

To the front of the property is a private drive with parking for two cars, access to the rear garden via a side gate, and the play park is across from the property.

### Entrance Hallway

13' 9" x 3' 0" (4.2m x 0.91m)

The residence is accessed via a composite door which welcomes you in to the bright entrance hallway. The hallway has two pendant light fittings, wall mounted radiator, and fitted carpet. Stairs lead to the first floor with storage cupboard under, doors to

### Cloakroom

2' 8" x 5' 5" (0.81m x 1.66m)

Obscured double glazed window to front. With a low level flush WC, corner wall mounted hand wash basin and tiled splash back, inset spot lights, tiled flooring

### Sitting Room

10' 4" x 15' 6" (3.16m x 4.73m)

Large double glazed picture window to front over looking the development and playground. Wall mounted radiator, pendant light fitting, fitted carpet, media panel with power points

### Kitchen/Breakfast Room

17' 4" x 11' 1" (5.29m x 3.37m)

The kitchen breakfast room is the perfect room for the family to come together or entertain in. Covering the rear section of the house the room has a range of high gloss matching wall mounted and floor base units and drawers, under unit lights, with wood effect work tops, inset stainless steel sink, mixer tap and drainer, tiled splash back. Integrated appliances include a Siemens 4 ring gas hob, oven and grill, AEG dish washer, washing machine and fridge freezer. Further benefits are a pantry, double glazed window and sliding french style patio doors into the garden

### Master bedroom

10' 5" x 11' 0" (3.17m x 3.35m)

The master bedroom of the property has double glazed windows to front, a range of built in wardrobes, wall mounted radiator, pendant light fitting, fitted carpet, tv and power points, door to

### En-suite

3' 8" x 6' 7" (1.13m x 2.01m)

The en-suite is furnished with a walk in double size shower cubicle with mains fed power shower, wall mounted sink with vanity mirror, low level flush WC, heated chrome towel rail, tiled flooring

### Bedroom Two

8' 5" x 13' 8" (2.56m x 4.16m)

Over looking the garden and fields to the rear is the second double bedroom which is currently used as a home office. With wall mounted radiator, fitted carpet and power points

### Bedroom Three

8' 3" x 8' 2" (2.52m x 2.49m)

Also over looking the rear is bedroom three. The nursey has fitted carpet, wall mounted radiator, power points

### Family Bathroom

6' 2" x 5' 2" (1.88m x 1.57m)

The family bathroom has an obscured double glazed window to front. A suite to include a fitted bath with mixer taps and a shower over with glass divide, wall mounted sink, low level wc, a heated chrome towel rail, and is mainly tiled

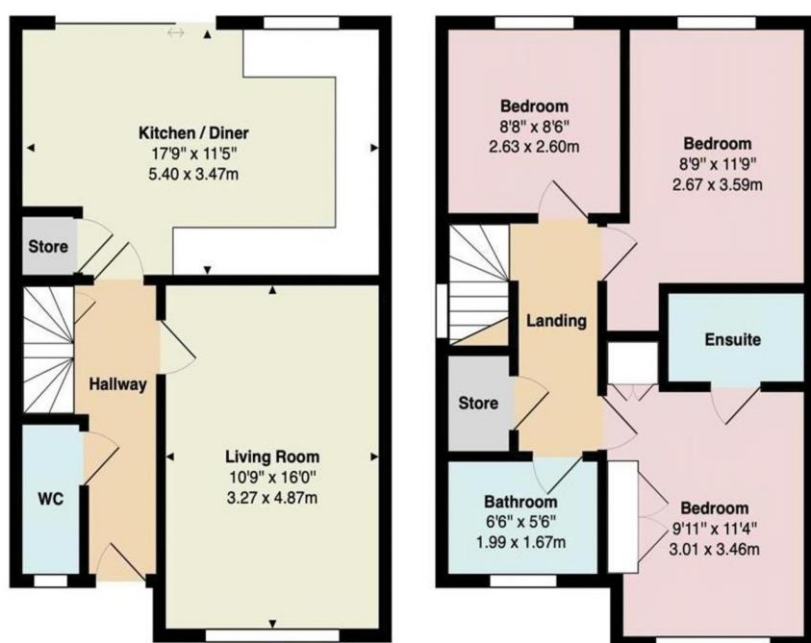
### Rear Garden

The rear garden has it all! From the kitchen you walk out onto a large patio area, the perfect place to enjoy drinks or dinner. Which then leads to a lawn, the perfect place for the children to play and then to a further decking area to enjoy the evening sun. A super outside space.



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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## CARDIFF WEST

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

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173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS

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