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**MR HOMES**  
SALES & LETTINGS



Heol Trenewydd,  
Caerau, Cardiff  
CF5 5LU

Guide Price £210,000 to £220,000  
Freehold

# Heol Trenwydd

## Caerau, Cardiff, CF5 5LU

### Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- VERY WELL PRESENTED
- 2x RECEPTION ROOMS
- MODERN KITCHEN & PANTRY
- OUTHOUSE & DOWNSTAIRS W.C
- ATTRACTIVE FRONT GARDEN
- LARGE & ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- FREEHOLD



NO CHAIN!!! - MOVE STRAIGHT INTO THIS VERY WELL PRESENTED & MODERN 3-BED SEMI-DETACHED FAMILY HOME - 2x RECEPTION ROOMS - MODERN KITCHEN with PANTRY - OUTHOUSE with DOWNSTAIRS W.C - MODERN FAMILY BATHROOM - ATTRACTIVE GARDEN - LARGE & ENCLOSED REAR GARDEN - PRIVATE GATED DRIVEWAY to FRONT FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Reception Room 2, Main Lounge, Kitchen, Pantry, Outhouse, Downstairs W.c, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is a Good Size, The Large Rear Garden is also Enclosed. Private Gated Brick-Paved Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Solo C/h Boiler.

**EPC Rating = C.**  
**Council Tax Band = C.**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



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**Entrance Hallway** - 13' 4" x 5' 11" (4.06m x 1.80m) Entered via uPVC obscured double glazed door - Fitted carpet - Single radiator with radiator cover - 2 x uPVC obscured d/g windows to front - Under stairs storage cupboard - Doors leading to reception room and dining room: kitchen and stairs to 1st floor.

**2nd Reception Room** - 13' 0" x 9' 10" (3.96m x 2.99m) Laminate wood floor - uPVC double glazed window to rear - Single radiator - Gas pipe still in place - Coving to ceiling - Door to hallway.

**Main Lounge** - 13' 2" x 13' 0" (4.01m x 3.96m) Laminate wood floor - uPVC d/g French patio doors to rear garden - Single radiator - Fireplace set on marble hearth and grate with mantel piece surround - Dado rail - Door leading to hallway.

**Kitchen** - 10' 3" x 7' 5" (3.12m x 2.26m) Laminate wood floor - uPVC d/g window to front - Matching wall and base units - Complimentary marble effect work surface with tiled splash backs - Stainless steel circular sink with drainer and mixer taps - Integral AEG electric oven - Four ring electric hob - Fitted extractor fan - Space for tall fridge - freezer - Plumbed for washing machine - Central heating boiler housed in wall unit - Wall mounted alarm panel - Wall mounted BAXI Solo C/h boiler housed in wall cupboard, Door to pantry with uPVC d/g window to front - Door to outhouse

**Pantry** - Laminate flooring, fixed shelving, uPVC D/g window to front.

**Outhouse** - 15' 5" x 5' 11" (4.70m x 1.80m) Concrete floor - uPVC obscured double glazed window to rear - 2 x doors to W.C and storage cupboard - uPVC obscured d/g half glazed door to rear garden - uPVC door to front.

**Downstairs W.c** - Low-level W.c, Single radiator, uPVC obscured D/g window to front.

**First Floor Landing** - Fitted carpet, uPVC D/g window to front, Door to airing cupboard housing hot water tank. hatch to loft.

**Bedroom 1** - 13' 0" max x 11' 11" max (3.96m x 3.63m) Laminate floor - uPVC double glazed window to rear - Single radiator - Fitted cupboard.

**Bedroom 2** - 12' 6" x 10' 9" (3.81m x 3.27m) Laminate floor - uPVC double glazed 'tilt & turn' window to rear - Single radiator.

**Bedroom 3** - 8' 2" x 8' 2" (2.49m x 2.49m) Laminate floor - uPVC double glazed window to front - Single radiator - Coving to ceiling - Fitted cupboard.

**Family Bathroom** - 8' 2" x 5' 7" (2.49m x 1.70m) Laminate wood floor - 3-piece white matching suite - Panel bath with mixer taps, electric shower over bath and fitted shower screen - Pedestal wash hand basin with mixer tap - W.c close coupled - uPVC obscured double glazed window to front - Chrome ladder radiator - Fully tiled walls

#### **Front Garden**

Laid to lawn enclosed by a low-level brick wall and mature bushes.

#### **Rear Garden - Enclosed by Feather Edge Fencing**

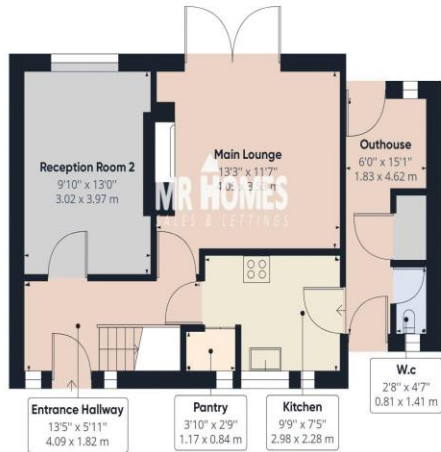
Enclosed rear garden with raised decking to laid lawn.

#### **Private Driveway**

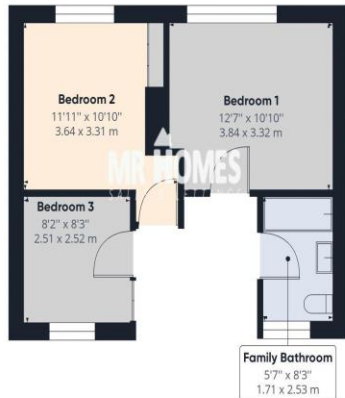
Brick paved driveway enclosed by double wrought iron gates.



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.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

905.31 ft<sup>2</sup>

84.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
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