

02920 204 555

Homes House

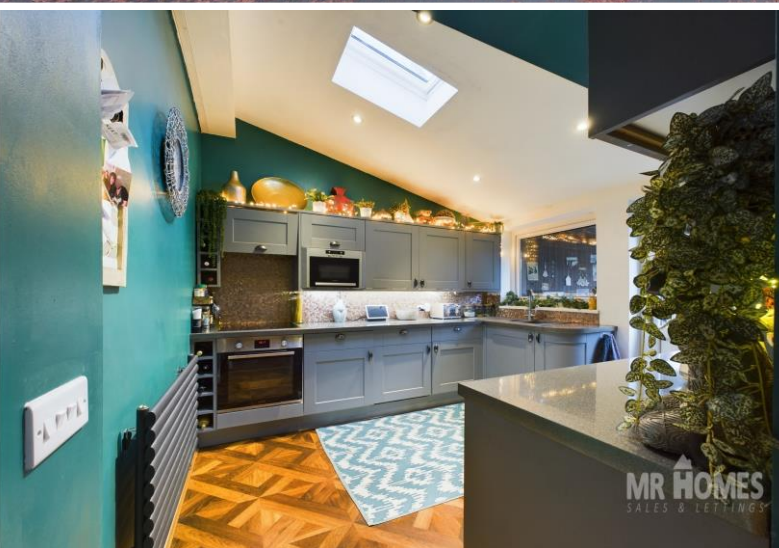
253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Deepwood Close,
St Fagans,
Cardiff CF5 4SJ

Guide Price £319,950 to £329,950
Freehold

Deepwood Close St Fagans, Cardiff, CF5 4SJ

Overview

- GUIDE PRICE: £320,000 to £330,000
- NO CHAIN !!!
- EXTENDED
- *PLANNING PERMISSION 'HAS BEEN APPROVED - AUG '22' FOR A LARGE BEDROOM ABOVE KITCHEN
- BEAUTIFUL KITCHEN/DINER
- CLOAKROOM
- FANTASTIC REAR GARDENS - SOUTH-WEST FACING
- TRIPLE 'BRICK-PAVED' DRIVEWAY
- SOUGHT AFTER LOCATION



3-BEDROOM & SPACIOUS DETACHED FAMILY HOME with *PLANNING PERMISSION 'HAS BEEN APPROVED - AUG '22' FOR A LARGE BEDROOM ABOVE KITCHEN - MOVE STRAIGHT INTO THIS STUNNING FAMILY HOME - RE-FITTED & MODERN KITCHEN - DOWNSTAIRS BEDROOM with EN-SUITE SHOWER ROOM - 2x RECEPTION ROOMS - CLOAKROOM - VERY PRIVATE 'SOUTH-WEST' REAR GARDEN & UPPER TIER REAR GARDEN - TRIPLE 'BRICK-PAVED' DRIVEWAY - VIEWINGS HIGHLY RECOMMENDED – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Spacious Family Home, comprising in brief; Entrance Hallway, Cloakroom, Lounge to Front, Sitting Room to Rear with Patio Sliding Doors to the Rear Garden and Media TV Wall with Attractive Feature Fireplace, Utility Cupboard Under Stairs, a Re-Fitted & Modern Kitchen. Bedroom 3 with Kitchenette & with Mezzanine Floor, (Converted from Garage), Sliding Door to the En-Suite Shower Room. From the Entrance Hallway; Staircase to the 1st Floor Landing, Extended Bedroom One (Previously Bedrooms 1 & 3), Bedroom 2 & a Modern Family Bathroom Suite. The Rear Garden consists of Two Tiers, The Lower Ground Tier is Very Private with Pergola Seating Area Built Over Decking with and Covered with Roofing, The Upper Tier has a Vegetable Patch & Storage. There is a Large Triple Brick-Paved' Driveway which the Vendors Park their Large Motor Home. uPVC Double Glazing Windows & Gas Central Heating powered by a Baxi Platinum 28 ErP Combi-Boiler.

EPC Rating = D.

Council Tax Band = E.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - Enter via uPVC D/g Half-Glazed Door with Pattern, Quality Laminate Flooring, Single Panel Radiator, Feature Brick Tile to Reception Room 1 to Front. wall Mounted Hive Smart Thermostat. Doors to; Cloakroom, 1st Reception Room to Front, Sitting Room/2nd Reception Room, & Staircase to 1st Floor Landing.

Cloakroom/ Downstairs W.c - Laminate Flooring cont'd, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard.

1st Reception Room to Front - 11' 6" x 8' 0" (3.50m x 2.44m)

Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator.

Sitting Room/ 2nd Reception Room - 14' 7" x 10' 9" (4.44m x 3.27m) - Laminate cont'd, Single Panel Radiator, uPVC D/g Patio Sliding Doors to Rear Garden, Electric Feature Fireplace Set in Media Wall. Doors to Understair Storage Cupboard housing a Tumble/Dryer. Opens to Extended Kitchen.

Kitchen with Vaulted Ceiling - 10' 7" x 10' 0" (3.22m x 3.05m) - Re-Fitted & Modern Kitchen - Laminate Flooring cont'd, Matching Wall & Base Units, Brand New Work Surfaces Over, Integrated Appliances include; Fridge-Freezer, Dishwasher, Microwave, Washing Machine, Electric Oven, 4 Ring Ceramic Hob with Extractor Over, Fridge Freezer. Composite Sink, Quarter Bowl & Drainer with Mixer Tap, Single Panel Radiator, uPVC D/g Window to Rear, Velux D/g Skylight & Inset Spotlights to Vaulted Ceiling. uPVC D/g Half-Glazed Door to Rear Garden.



Bedroom 3 - Ground Floor with Vaulted Ceiling & Mezzanine Floor.

13' 0" x 8' 2" (3.96m x 2.49m) - Enter via uPVC D/g Patio Sliding Door, Laminate Flooring, Single Panel Radiator, Stainless Steel Circular Sink & Inset Drainer with Mixer Tap Over, Matching Wall & Base Unit with Work Surface Over, Velux D/g Skylight & Inset Spotlights to Vaulted Ceiling. Steps up to Mezzanine Floor. Sliding Door to En-Suite Shower Room.

En-Suite Shower Room - 7' 11" x 3' 5" (2.41m x 1.04m) - Vinyl Flooring, Walk-in-Shower Cubicle with Mixer Shower, Ceiling Mounted Electric Extractor Fan, Wash Hand Basin with Mixer Tap & W.c Set in Vanity Unit, Ladder/Towel Radiator.

First Floor Landing - Fitted Carpet to Stairs & Landing, Doors to; Bedrooms 1, 2, Family Bathroom & Airing Cupboard housing a BAXI Platinum 28 ErP Combi-Boiler.

Bedroom 1 (Previously Bedrooms 1 & 3) - 14' 8" x 12' 0" (4.47m x 3.65m)

Fitted Carpet, 2x uPVC D/g Windows to Front, 2x Single Panel Radiators, 3x Sliding Doors to Fitted Wardrobe. Hatch to Insulated & Partially Boarded Loft with Loft Light. NB: This Bedroom was previously Bedroom 1 & 3 and can be returned with a Stud Partition Wall & Doorways.



Bedroom 2 - 11' 4" x 8' 8" (3.45m x 2.64m) - Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

Family Bathroom - Re-Fitted & Modern - 6' 11" x 5' 7" (2.11m x 1.70m)

Tiled Flooring, Panel Bath with Attached Shower to Mixer Tap & Electric Shower Over, Close-Coupled W.c & Wash Hand Basin with Mixer Tap Set in Vanity Cupboard & Vanity Shelf, Chrome Ladder Radiator, uPVC Obscured D/g Window to Rear, Inset Spotlights to Ceiling.

Outside Front - Attractive & Low-Maintenance

Rear Garden - Tier 1 - Enclosed & Private – South-West Facing

Beautiful Rear Garden with a Decking and a Pergola with Roof Covering creates the Perfect Outside Seating Area, Astro-Turf and Bricked Flower Bed Borders with Mature Bushes Giving Excellent Privacy. Outside Tap & Light. Steps Up to Tier 2 Rear Garden.

Rear Garden - Tier 2 - Enclosed – South-West Facing

A Raised Section of the Enclosed Rear Garden with Vegetable Patch, Astro-Turf & Outside Power Points Wall Mounted.

Triple Driveway to Front - Brick-Paved.



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

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

**MR HOMES**
SALES & LETTINGS

02920 204 555
Email: SALES@mr-homes.co.uk
www.mr-homes.co.uk