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MR HOMES
SALES & LETTINGS



Heol Yr Odyn
Caerau. Cardiff
CF5 5QW

Guide Price £210,000 - £220,000
FREEHOLD

Heol Yr Odyn. Caerau, Cardiff, CF5 5QW

- PROBATE GRANTED, SOLD NO CHAIN
- CLOSE TO SCHOOLS (High & Primary)
- EXCELLENT TRANSPORT SERVICES
- CLOSE TO AMENITIES
- 3 x DOUBLE BEDROOMS
- 2 x LIVING AREAS
- DOWNSTAIRS W.C
- OFF-ROAD PARKING
- LARGE, ENCLOSED REAR GARDEN
- 19ft KITCHEN
- outhouse
- FREEHOLD



PROBATE GRANTED SOLD NO CHAIN

3-BEDROOM SEMI DETACHED FAMILY HOME
3x DOUBLE BEDROOMS - HALLWAY - TWO
SPACIOUS LOUNGE AREAS - KITCHEN -
OUTHOUSE- DOWNSTAIRS W.C - OFF-ROAD
PARKING - LARGE FRONT & REAR GARDEN - uPVC
D/G WINDOWS & GAS C/H with VAILLANT
COMBI-BOILER - FREEHOLD

MR HOMES are very pleased to Offer *FOR SALE* this 3-Bedroom Semi Detached Spacious Family Home comprising in brief; Entrance Hallway, 2 x Spacious Lounge Areas, the 2nd offering a space for dining with French Doors into the Garden - Downstairs W.C; housing the Water Meter - 19ft in Length Kitchen leading to the Outhouse, housing the Boiler. Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 and a Bathroom. The Front Garden is Enclosed, with Gated Drive. Rear Garden is Paved to Lawn and North East Facing.

EPC Rating – D & Council Tax Band = C.

EARLY VIEWING IS HIGHLY RECOMMENDED -
Viewings Strictly by Appointment Only...
Approaching the Vendor/s Directly is Prohibited.
PLEASE CALL 02920 204 555 or Book Online -
WWW.MR-HOMES.CO.UK

**FREE MORTGAGE ADVICE AVAILABLE UPON
REQUEST**



Front Garden

Gated Drive, Enclosed. Leading to the Porch

Entrance Porch

4' 9" x 12' 10" (1.45m x 3.91m)

Spacious Entry Porch offering plenty of light . Door into the Hallway and Door into the Kitchen

Hallway

9' 9" x 6' 4" (2.97m x 1.93m)

Traditional Hallway with Stairs to the 1st floor. Wooden bannister and doors leading to the Living room and 2nd living room/ diner

Living Room

10' 9" x 14' 7" (3.27m x 4.44m)

Ample space to lounge and relax. Double window looking onto the drive - Gas Fireplace

Living Room/ Diner

10' 1" x 18' 2" (3.07m x 5.53m)

Another spacious room offering Gas Fireplace and space for dining/ entertaining. Double Glazed French patio Door leading to the garden - Door leading to the Kitchen an facilities

Cloakroom

4' 7" x 2' 11" (1.40m x 0.89m)

Brick walls - Small window offering day light - Single W.C

Kitchen

19' 10" x 6' 2" (6.04m x 1.88m)

Spacious Kitchen for those who love to cook - Ample cupboards space above & below. - Space for the Washing Machine & Tumble Dryer - Window above current food prepping area - Radiator - Frosted Glass window offering further natural light - door leading to the Outhouse

Landing

7' 6" x 6' 5" (2.28m x 1.95m)

Window above the stairs offering natural light

Bedroom 1

10' 10" x 11' 11" (3.30m x 3.63m)

Spacious Double bedroom - Built in Cupboard space - Window offering plenty of natural light

Bedroom 2

8' 7" x 14' 8" (2.61m x 4.47m)

Spacious Double bedroom - Built in Cupboard space - Window offering plenty of natural light

Bedroom 3

7' 9" x 9' 3" (2.36m x 2.82m)

Smaller Double bedroom - Window offering plenty of natural light

Bathroom

5' 6" x 6' 5" (1.68m x 1.95m)

Outhouse

5' 8" x 6' 5" (1.73m x 1.95m)

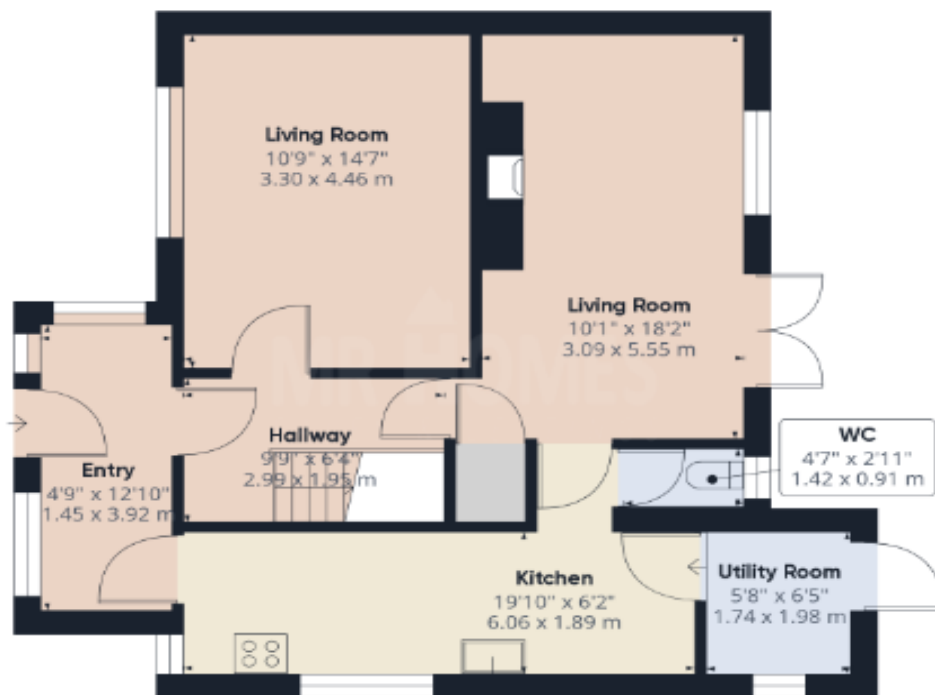
Brick walls - Plenty of space for storage - Housing the Boiler - Door leading to the rear garden

Rear Garden

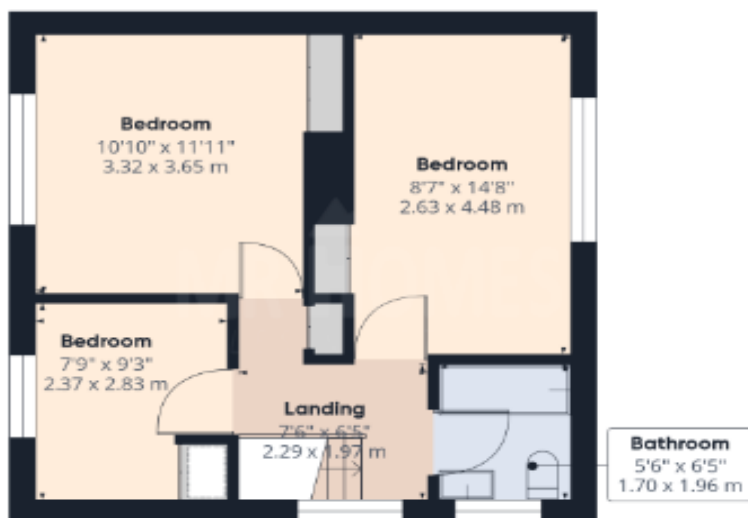
Low Maintenance - Enclosed and well presented - Concrete to Lawn.



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

CARDIFF & THE VALE

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