

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



Heritage Drive,
Caerau,
Cardiff CF5 5QD

Offers in Excess Of £285,000
Freehold

Heritage Drive Caerau, Cardiff, CF5 5QD

Overview

- NO CHAIN!!! - MOVE STRAIGHT IN!!!
- 4x (DOUBLE) BED DETACHED PROPERTY
- RE-FITTED & VERY MODERN KITCHEN / DINER
- UTILITY ROOM & CLOAKROOM/ W.C
- MASTER BEDROOM with EN-SUITE
- OFF-ROAD PARKING (4 CARS) & INTEGRAL GARAGE
- QUIET CUL-DE-SAC
- HOT TUB ENCLOSURE
- REAR GARDEN BACKS ONTO WOODLAND
- FREEHOLD



NO CHAIN!!! MOVE STRAIGHT INTO THIS 4x DOUBLE BEDROOM DETACHED FAMILY HOME - NEW RE-FITTED MODERN KITCHEN/DINER - UTILITY ROOM & CLOAKROOM/ DOWNSTAIRS W.C - SPACIOUS LOUNGE with BAY WINDOW - MASTER BEDROOM with EN-SUITE - ENCLOSED REAR GARDEN which BACKS ONTO WOODLAND - HOT TUB ENCLOSURE - OFF-ROAD PARKING FOR UP TO 4 CARS - INTEGRAL (17' 5" x 8' 6" (5.30m x 2.59m)) GARAGE - FREEHOLD.

MR HOMES Offer **FOR SALE** with No Ongoing Chain, this Very Well Presented & Modern 4-Bedroom Detached Family Home, briefly comprising; Entrance Porch, Lounge with Bay Window, Kitchen/Diner, Utility Room, Cloakroom/ Downstairs W.c, (All Rooms to the Ground Floor have Fully Tiled Flooring cont'd Throughout), Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4, & a Family Bathroom Suite. The Rear Garden is Enclosed and Spans Over 3 Tiers backing onto Woodlands. Outside Hot Tub Enclosure off the back of the Kitchen/Diner, A Lockable Side Gate Giving Access to the Front. Off-Road Parking for Up to 4 Cars & an Integral 17' 5" x 8' 6" (5.30m x 2.59m) Garage. uPVC Double Glazing Windows & Gas Central Heating.

EPC Rating = C.

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Porch - 3' 9" x 3' 8" (1.14m x 1.12m) Tiled Flooring, Radiator, Door to Living Room.

Living Room - 16' 9" into Bay Window x 13' 8" (5.10m x 4.16m)
Tiled Flooring cont'd, uPVC D/g Bay Window to Front, 2x Radiators, Double Doors to Kitchen/Diner & Staircase to 1st Floor.

Kitchen/Diner - Re-Fitted & Modern - 17' 2" x 9' 6" (5.23m x 2.89m)
Tiled Flooring Cont'd, High Gloss Wall & Base Units in Grey & White, with Soft Closing Doors & Drawers, Work Surface Over, Tiled Splash Backs, Integrated Dishwasher, Fan Assisted Electric Oven & Microwave Above, Induction Hob, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, Grey Ladder Radiator, Inset Spotlights to Ceiling, Door into Utility Room, & uPVC D/g Double Patio Doors to Hot Tub Enclosure & Rear Garden.

Utility Room - 5' 3" x 5' 0" (1.60m x 1.52m) Tiled Flooring cont'd, Plumbed for Washing Machine & Space for Fridge-Freezer, Wall Mounted C/h Boiler, Sliding Door to W.c, Door to Rear Garden.

Cloakroom/ Downstairs W.c - 5' 2" x 3' 11" (1.57m x 1.19m)
Tiled Flooring cont'd, Close-Coupled W.c, Pedestal Wash Hand Basin with Taps Over, Radiator, uPVC Obscured D/g Window to Side.

1st Floor Landing - 9' 2" x 3' 2" (2.79m x 0.96m) Fitted Carpet, Doors to Master Bedroom, Bedrooms 2, 3, 4 & a Hatch to the Insulated Loft.

Master Bedroom - 13' 6" x 10' 4" (4.11m x 3.15m) Fitted Carpet, uPVC D/g Window to Front, Radiator, Door to En-Suite.

En-Suite - 6' 2" x 4' 8" (1.88m x 1.42m) Shower Cubicle with Mixer Shower, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Ceiling Mounted Electric Extractor Fan, Wall Mounted Shaver Point, uPVC Obscured D/g Window to Front.

Bedroom 2 - 11' 10" x 8' 8" (3.60m x 2.64m) Fitted Carpet, uPVC D/g Window to Front, Radiator, Door to Airing Cupboard housing Pressurised Hot Water Tank.

Bedroom 3 - 10' 11" x 8' 10" (3.32m x 2.69m) Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Bedroom 4 - 9' 4" x 6' 10" (2.84m x 2.08m) Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Family Bathroom - 6' 6" x 5' 7" (1.98m x 1.70m) Panel Bath with Mixer Tap & Attached Shower, Wall Mounted Electric Extractor Fan, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Wall Mounted Shaver Point, Radiator, uPVC Obscured D/g Window to Rear.

Hot Tub Enclosure - (Can Easily Be Removed) - 10' 0" x 9' 4" (3.05m x 2.84m)
Roof Covering, Windows to Rear & Side, uPVC D/g Double Patio Doors to Rear Garden.

Rear Garden - Backs onto Woodland

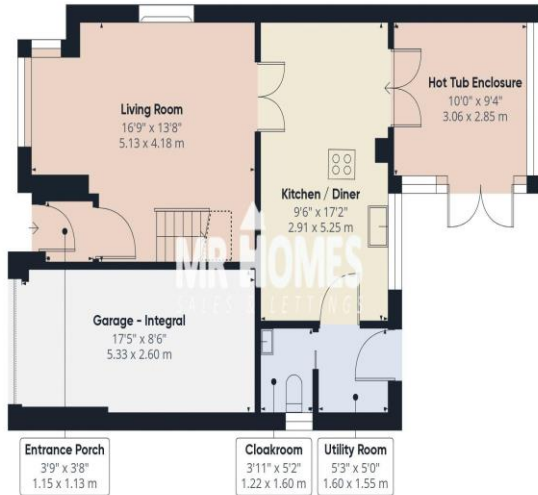
3x Tiered & Enclosed - Patio with Steps up to Laid Lawn, & Further Steps up to Decking. Side Access to Front via Lockable Gate. Outside Tap & Outside Sensor Light.

Outside Front & Private Driveway (Up to 3/4 Cars)

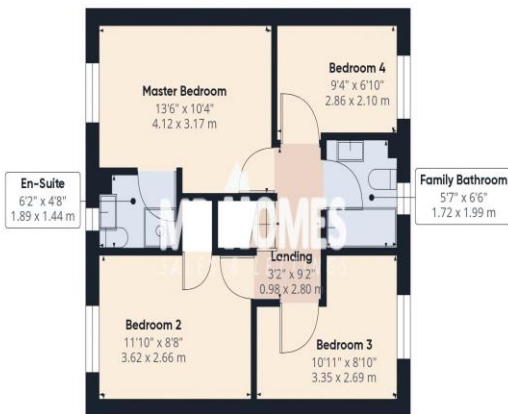
Garage - Integral - 17' 5" x 8' 6" (5.30m x 2.59m)
Up 'n' Over Door, Power Points & Lighting.



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[®]

1164.53 ft²
108.19 m²

Reduced headroom

16.08 ft²
1.49 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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