

02920 204 555

Homes House, Suite 9 & 10

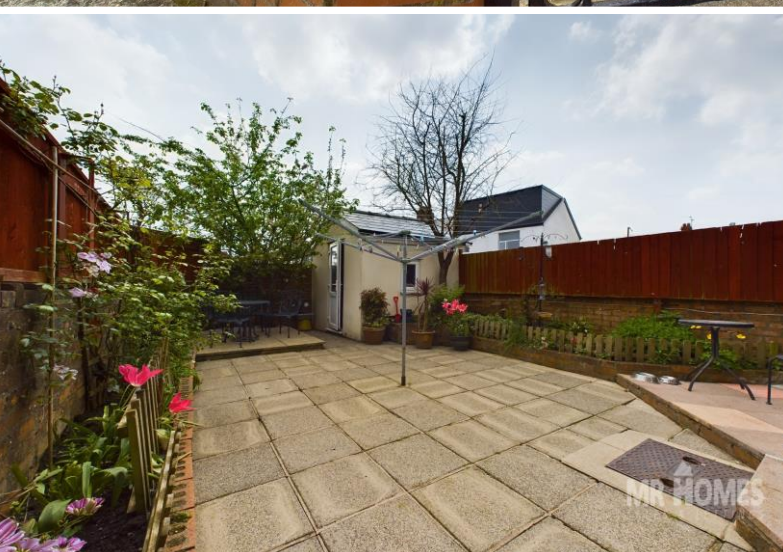
253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Birchfield Crescent,  
Victoria Park,  
Cardiff CF5 1AE

Offers in the Region Of £399,950  
Freehold

# Birchfield Crescent. Victoria Park, Cardiff. CF5 1AE

- DOUBLE BAY FRONTED - END-OF-TERRACE - SPACIOUS FAMILY HOME

- DOUBLE STOREY & SINGLE STOREY EXTENSIONS

- RETAINING MANY ORIGINAL FEATURES

- PLUSH PARQUET FLOORING, TILED FLOORING, DADO & PICTURE RAILS, COVING & DOORS

- OPEN-PLAN SITTING & DINING ROOM & A SEPARATE LIVING ROOM

- RE-FITTED KITCHEN/BREAKFAST ROOM with MARBLE WORKTOPS & QUALITY INTEGRATED APPLIANCES

- CLOAKROOM/DOWNSTAIRS W.C

- MASTER BEDROOM with EN-SUITE

- ATTIC ROOM

- ENCLOSED FRONT & REAR GARDENS - OUTBUILDING/WORKSHOP



A DOUBLE BAY FRONTED & TRADITIONALLY BUILT SPACIOUS FAMILY HOME

THIS PROPERTY HAS BEEN EXTENDED TO THE REAR WITH BOTH DOUBLE & SINGLE STOREY EXTENSIONS CREATING AN EN-SUITE TO THE MASTER BEDROOM & A DINING ROOM TO THE GROUND FLOOR - THE PROPERTY RETAINS MANY ORIGINAL FEATURES INCLUDING; PLUSH PARQUET FLOORING, TILED FLOORING, DADO & PICTURE RAILS, COVING & DOORS - OPEN-PLAN SITTING & DINING ROOM & A SEPARATE LIVING ROOM - RE-FITTED KITCHEN/BREAKFAST ROOM with MARBLE WORKTOPS & QUALITY INTEGRATED APPLIANCES - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - ATTIC ROOM - ENCLOSED FRONT & REAR GARDEN - OUTBUILDING/WORKSHOP & ACCESS THE GATED LANE - THE PROPERTY IS SOLD WITH A FREEHOLD TITLE



**MR HOMES** are very pleased to Offer **FOR SALE** this Extended Double Bay Fronted Spacious Family Home within Walking Distance to Victoria Park & Fairwater Train Station, End-of-Terrace, and comprises in brief, Entrance Hallway, Living Room, Sitting Room Open-Plan to the Extended Dining Room, a Re-Fitted Kitchen/Breakfast Room with Marble Worktops & Quality Integrated Appliances, Cloakroom/Downstairs W.c, 1st floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, Family Bathroom & Staircase to the 2nd Floor Attic Room. The Front Garden is Enclosed & Low-Maintenance, as is The Rear Garden. Outbuilding/Workshop to the Rear of the Garden & Side Gate Access to the Gated Rear Lane. The Property Further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Duo-Tec 28kw ErP Combi-Boiler (fitted 5 Years approx.)

EPC Rating = Awaiting assessment...

Council Tax Band = E.

To Make an offer, please head to [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK) OR call the Branch on 02920 204 555 opt 2

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



**Front Garden - Enclosed** - Brick-Paved Front Garden with Drainage Enclosed by Low-Level Brick-Walls & Wrought Iron Fencing & Gate.

**Entrance Hallway** - 15' 11" x 5' 5" (4.85m x 1.65m) Enter via Original Stained Glass Door with Matching Window, Original Tile Flooring, Original, Dado Rail, Picture Rail & Coving, Radiator with Cover, Understair Storage Area with Cupboard housing Electricity Meter & Fuse Box. Original Doors to; Living Room, Sitting Room & Kitchen.

**Living Room with Bay Window** - 12' 5" x 11' 6" (3.78m x 3.50m) Wood Block 'Parquet' Flooring, uPVC D/g Bay Window to Front, Original Picture Rail & Coving, Radiator.

**Sitting Room Open-Plan to Dining Room (EXTENDED)** - 23' 7" x 7' 9" (7.18m x 2.36m) Wood Block 'Parquet' Flooring, Gas Feature Fireplace to Chimney Breast, Radiator, Original Coving, Glass Pitched Skylight Roof, Inset Spotlights to Pitched Roof Ceiling, uPVC D/g Patio Door & Window to Rear Garden.

**Kitchen - Re-Fitted (EXTENDED)** - 16' 5" x 8' 8" max (5.00m x 2.64m) Large Tile Flooring, Matching Cream Wall & Base Units with Marble Work Surfaces & Matching Marble Upstands, Breakfast Bar, Stainless Steel Sink & Drainer to Marble Top, uPVC D/g Window to Rear with Marble Windowsill, Integrated Appliances include; Fridge-Freezer, Dishwasher, Neff Double Oven, 4 Ring Ceramic Hob, Marble Splashback with Vented Extractor Hood Over, Radiator & Inset Spotlights to Ceiling. Door into Cloakroom/Downstairs W.c.

**Cloakroom/Downstairs W.c. - Re-Fitted** - 3' 2" x 2' 10" (0.96m x 0.86m) Large Tile Flooring Cont'd from Kitchen, Close-Coupled W.c with Inset Sink with Mixer Tap, Chrome Ladder Radiator, uPVC Obscured D/g Window to Side & Inset Spotlights to Ceiling.

**1st Floor Landing** - 8' 10" x 6' 0" (2.69m x 1.83m) Fitted Carpet to Staircase & Landing, Stained Glass Window to Side, Dado Rail & Coving to Ceiling, Power Point, Original Doors to; Master Bedroom, Bedroom 2, Bedroom 3 & Family Bathroom Suite. Staircase Rising to the 2nd Floor Attic Room.

**Master Bedroom** - 11' 8" x 10' 1" (3.55m x 3.07m) Laminate Flooring, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes & Overhead Cupboards, Door to En-Suite Extension.

**En-Suite - EXTENDED** - 7' 8" x 6' 0" (2.34m x 1.83m) Matching Tiled Flooring & Walls, Walk-In-Shower Cubicle with Mixer Shower, Large Wash Hand Basin with Mixer Tap Set In Vanity Drawers, Close-Coupled W.c. uPVC Obscured D/g Window to Rear. Door to Airing Cupboard housing a BAXI Duo-Tec 28kw ErP Combi-Boiler (fitted 5 Years approx.)

**Bedroom 2 with Bay Window** - 13' 10" x 9' 4" minimum width to front of fitted wardrobe (4.21m x 2.84m) Laminate Flooring, uPVC Bay Window to Front, Radiator, Fitted Wardrobes with Sliding Doors.

**Bedroom 3** - 8' 6" x 6' 8" (2.59m x 2.03m) Laminate Flooring, uPVC D/g Window to Front, Radiator, Picture Rail, Fitted Wardrobe & Overhead Cupboard.

**Family Bathroom Suite - EXTENDED** - 5' 8" x 5' 5" (1.73m x 1.65m) Tiled Flooring & Tiled Walls, Inset Whirlpool 'Jacuzzi Style' Bath with Mixer Shower Over, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Radiator, uPVC Obscured D/g Window to Side.

**Staircase to Attic Room - Fitted Carpet**

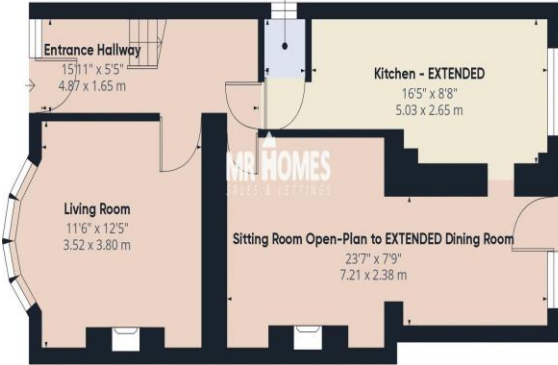
**Attic Room** - 17' 1" x 12' 8" (5.20m x 3.86m) Laminate Flooring, 2x Velux D/g Windows to Front & Rear, Radiator, Power Points, Lighting, 2x Double Doors to Storage in Eaves & 2x Doors to Storage Cupboard at the Top of the Staircase.

**Rear Garden - Enclosed** - Patio with Flower Bed Borders Enclosed by Brick Walls & Feather Edge Fencing. Lockable Side Gate access to the Gated Lane. Outside Tap & Light. Door into Outbuilding/Workshop.



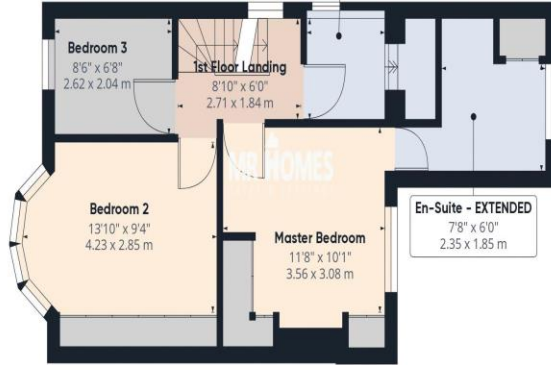
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

W.c  
2'10" x 3'2"  
0.89 x 0.97 m

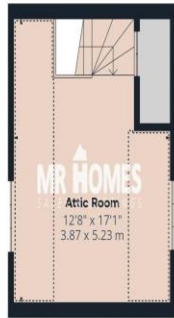


Floor 0

Family Bathroom  
5'8" x 5'5"  
1.74 x 1.66 m



Floor 1



Floor 2

## CARDIFF & THE VALE

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253 Cowbridge Road West,  
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CF5 5TD