

02920 204 555

Homes House. Suite 9&10

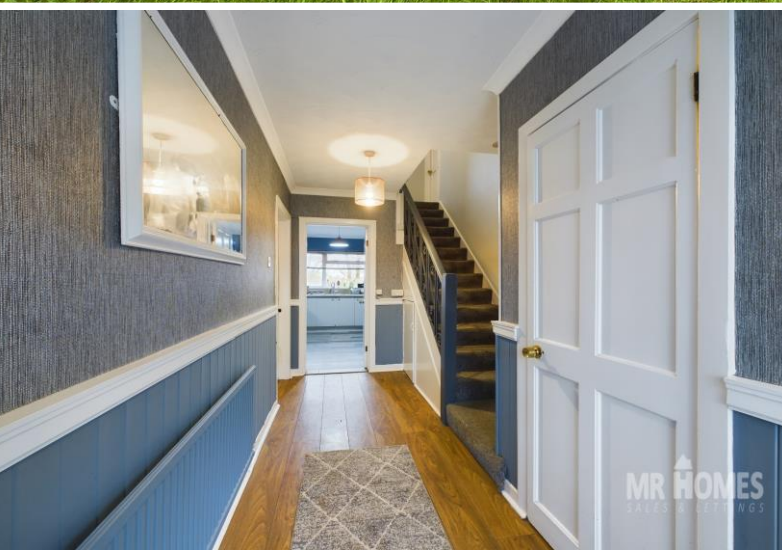
253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Cae Newydd Close,
Michaelston,
Cardiff. CF5 4TS

Guide £285,000 - £299,000
Freehold

Cae Newydd Close. Michaelston, Cardiff, CF5 4TS

- 4-BED EXTENDED FAMILY HOME
- CATCHMENT FOR PRIMARY & HIGH SCHOOL
- DOUBLE STOREY EXTENSION
- AMPLE SPACE FOR ENTERTAINING
- OPEN-PLAN LOUNGE & DINING ROOM
- OPEN-PLAN KITCHEN & BREAKFAST ROOM
- DOWNSTAIRS W.C & SEPARATE SHOWER ROOM
- VERY LARGE REAR GARDEN OVERLOOKING FIELDS
- GARAGE - LAST IN THE ROW
- MOTIVATED SELLERS
- FREEHOLD



4-BED SPACIOUS FAMILY HOME WITH DOUBLE STOREY EXTENTION

AMPLE SPACE FOR FAMILIES WITH CHILDREN OF ALL AGES - DOWNSTAIRS OFFERS A CLOAKROOM & SEPARATE SHOWER ROOM - UPSTAIRS FAMILY BATHROOM - VERY LARGE & ENCLOSED REAR GARDEN OVERLOOKING FIELDS DETACHED GARAGE - LAST IN A ROW OF 8

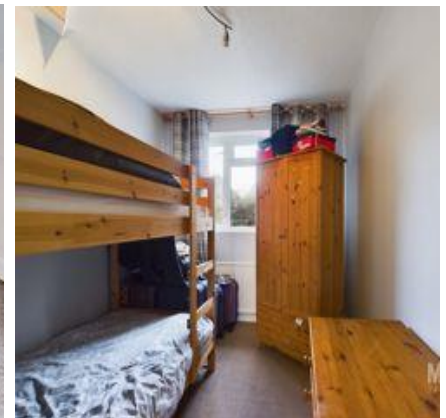
FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Spacious Family Home which has been Double Storey Extended and comprises in brief; Porch Entrance, Hallway, Downstairs W.C, Living Room, Dining Room, Re-Fitted Kitchen Open-Plan to the Breakfast Room, Downstairs Shower Room, 4th Reception Room. Staircase to 1st Floor Landing, Bedrooms 1, 2, 3, 4 & a Family Bathroom. The Front Garden is Enclosed and has a Lockable Side Gate Accessing the Very Large & Enclosed Rear Corner Garden which Overlooks Fields. Garage is Located at the End of a Row of 8 Garages. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating.

EPC = D & Council Tax Band = E.

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST

To make an offer, please call the Branch on 02920 204 555 option 2



Porch Entrance 6' 11" x 2' 7" (2.11m x 0.79m)

Hallway 14' 0" x 4' 7" (4.26m x 1.40m)

Cloakroom/ Downstairs W.c 5' 5" x 2' 5" (1.65m x 0.74m)

Living Room 13' 11" x 12' 0" (4.24m x 3.65m)

Dining Room 12' 1" x 9' 0" (3.68m x 2.74m)

Re-Fitted Kitchen - Open-Plan to Breakfast Room

12' 1" x 10' 8" (3.68m x 3.25m)

Breakfast Room - Extension 11' 2" x 8' 7" (3.40m x 2.61m)

Shower Room 4' 6" x 2' 6" (1.37m x 0.76m)

4th Reception Room - Extension 16' 1" x 10' 7" (4.90m x 3.22m)

First Floor Landing 10' 2" x 8' 1" (3.10m x 2.46m)

Bedroom 1 13' 10" x 12' 0" (4.21m x 3.65m)

Bedroom 2 12' 0" x 11' 4" (3.65m x 3.45m)

Bedroom 3 - Extension 12' 8" x 10' 9" (3.86m x 3.27m)

Bedroom 4 9' 9" x 7' 6" (2.97m x 2.28m)

Family Bathroom 8' 1" x 5' 7" (2.46m x 1.70m)

Front Garden - Enclosed - Lockable Side Gate Access into the Rear Garden

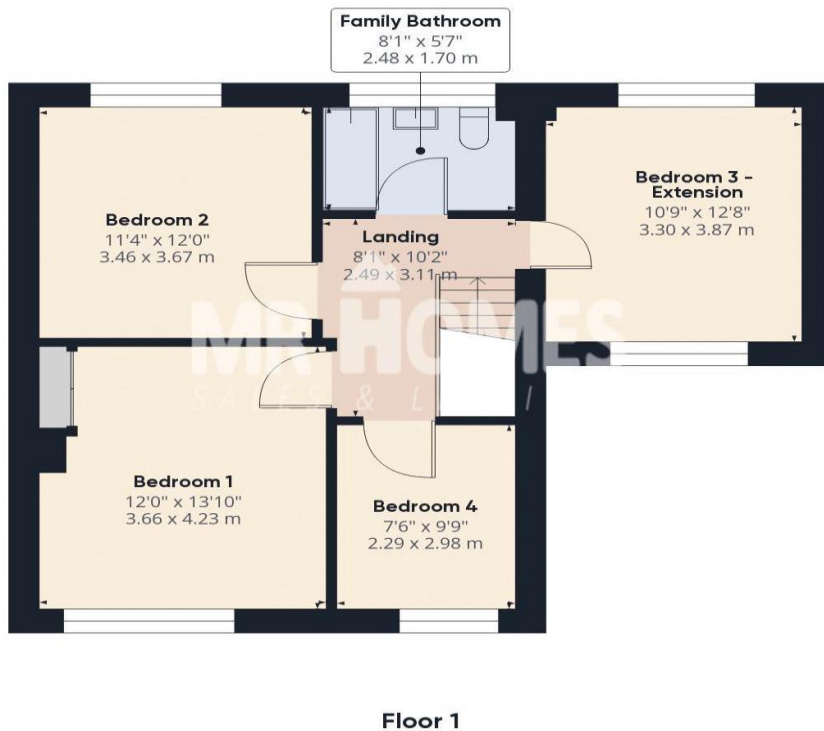
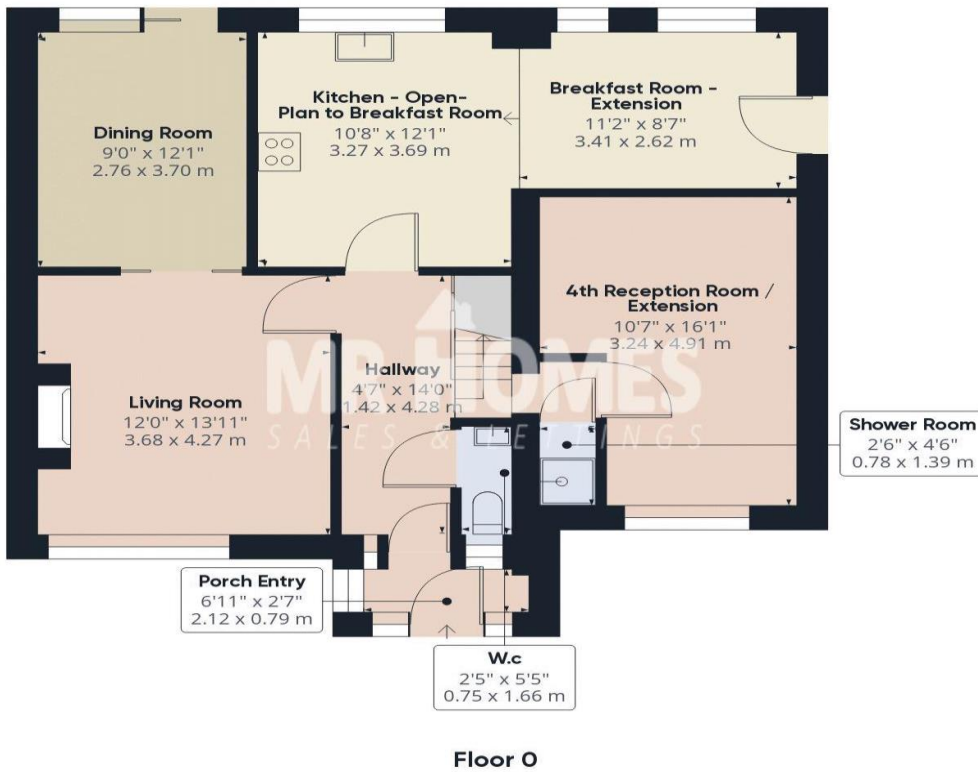
Rear Garden - Very Large Corner Garden - Overlooks Fields

Garage - Last in Row of 8 Garages

Rear Private Lane - Runs Behind Properties



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 & THE VALE

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