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MR HOMES
SALES & LETTINGS



Duxford Close
Llandaff
Cardiff. CF5 2PR

Guide Price £399,950 to £420,000
Freehold

Duxford Close, Llandaff. Cardiff. CF5 2PR

- DETACHED HOUSE IN CUL DE SAC
- THREE BEDROOMS
- CONSERVATORY
- KITCHEN/DINING ROOM
- EN SUITE TO MASTER
- LARGE DRIVEWAY
- LANDSCAPED GARDEN
- FREEHOLD
- CATCHMENT TO LOCAL SCHOOLS
- LOCAL TRAIN STATION
- ON BUS ROUTE



IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY WHICH IS SITUATED IN A QUIET CUL- DE- SAC IN RADYR WAY

MR HOMES Are Delighted to Bring to Market *FOR SALE* this Beautifully Presented Home which is Situated in Llandaff on The Radyr Way Much Sought-After Development.

Close to All Local Amenities which Include a Supermarket, Newsagent, Post Office, Pharmacy, Leisure Centre Close by and the Property Further Benefits From Having its Own Local Train Station within Walking Distance the Area also has Regular Bus Services to Cardiff City Centre and Surrounding Areas.

The Property Comprises Of: Entrance, Hallway, Lounge, Sitting/Dining Room, Kitchen/Dining Room, Conservatory, Cloakroom. First Floor Three Bedrooms Main Bedroom has an Ensuite Bathroom and a Family Bathroom, Large Driveway to Front and Beautifully Landscaped Rear Gardens.

EPC Rating - C & Council Tax Band – F

To submit your offer, please head to www.mr-homes.co.uk OR Call the Branch on 02920 204 555

FREE MORTGAGE ADVICE AVAILABLE ON REQUEST



Outside Front

Block paved driveway; area laid to lawn; side access to rear garden via timber gate.

Entrance Hall

13' 10" x 4' 3" MIN (4.21m x 1.29m)

Accessed via GRP Composite front door with decorative obscured DG panels; heavy duty integrated doorway entrance mat leading to tiled flooring; double radiator.

Downstairs WC

5' 8" x 2' 11" (1.73m x 0.89m)

Tiled flooring; tiled walls; Wash hand basin with separate hot and cold taps; WC; uPVC Obscured DG window to front.

Dining Room

16' 1" x 8' 1" (4.90m x 2.46m)

Carpeted; double radiator; uPVC DG Window to front; uPVC door with DG panel leading to rear garden.

Living Room

15' 7" x 12' 1" (4.75m x 3.68m)

Carpeted; double radiator; feature fireplace; uPVC DG Window to front.

Kitchen

10' 4" x 20' 1" (3.15m x 6.12m)

Tiled flooring; under stairs storage cupboard with space and plumbing for washing machine; matching base and wall units with worktops over and tiled splash backs; island with integrated fridge and freezer and drawers; storage units with integrated microwave; integrated Bosch 4-ring gas hob with extractor hood over and integrated Bosch electric oven; uPVC door with obscured leaded DG panel leading to rear garden and uPVC window to side; access to Conservatory via uPVC double doors with leaded DG panels

Conservatory

10' 10" x 8' 1" (3.30m x 2.46m)

Tiled flooring; radiator; uPVC sliding patio door providing access to rear garden.

Bedroom 1

9' 8" x 12' 2" (2.94m x 3.71m)

Carpeted; double radiator; built in wardrobes; uPVC DG window to rear; access to

EnSite

7' 5" x 4' 11" (2.26m x 1.50m)

Vinyl flooring; tiled walls; matching white suite consisting of pedestal Wash hand basin and separate hot and cold taps, WC and shower cubicle with TRITON T80easi electric shower.

Bedroom 2

8' 8" MIN x 11' 6" (2.64m x 3.50m)

Carpeted; Double Radiator; Inbuilt Wardrobes; uPVC DG window to front.

Bedroom 3

10' 10" x 8' 6" (3.30m x 2.59m)

Carpeted; double radiator; uPVC DG window to front.

Family Bathroom

7' 5" x 4' 11" (2.26m x 1.50m)

Vinyl flooring; fully tiled walls; matching white suite comprising pedestal Wash hand basin with separate hot and cold taps, WC and panelled bath with stainless steel mixer tap and shower attachment; uPVC obscured DG window to side.

Rear Garden

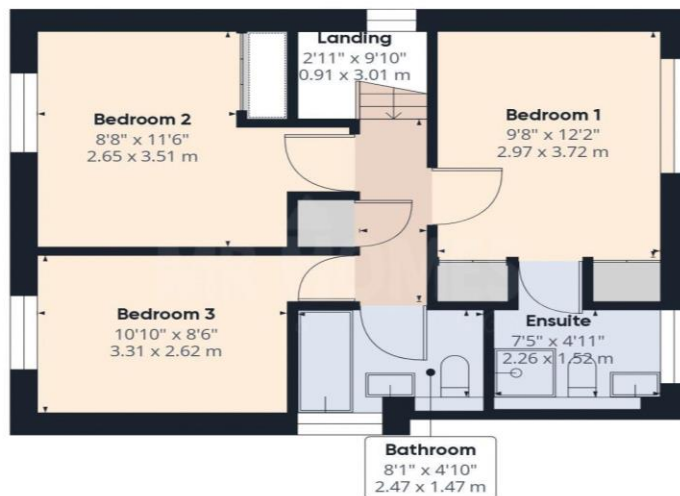
Landscaped garden comprising of a patio area with paving slabs; timber pergola; terraced seating area with paving slabs; stairs rising to second gravelled area.



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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