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MR HOMES
SALES & LETTINGS



Caerau Lane
Caerau, Cardiff
CF5 5HP

Guide Price £239,950 to £249,950
FREEHOLD

Caerau Lane, Caerau, Cardiff, CF5 5HP

Overview

- DOUBLE BAY FRONTED
- EXTENDED
- IMMACULATE
- OPEN-PLAN LOUNGE/DINING ROOM
- 15ft KITCHEN/BREAKFAST ROOM
- RE-FITTED BATH/SHOWER ROOM
- UTILITY
- ENSUITE TO MASTER
- OFF-ROAD PARKING
- FREEHOLD



EXTENDED - TASTEFUL FEATURES -
MODERNISED IMMACULATED THROUGHOUT -
DOUBLE BAY FRONTED - OPEN-PLAN LIVING -
RE-FITTED & MODERN KITCHEN/BREAKFAST
ROOM with TIMBER WORKTOPS & INTEGRATED
APPLIANCES - RE-FITTED BATH/SHOWER WET
ROOM - ENSUITE TO MASTER BEDROOM -
LOW-MAINTENANCE & ENCLOSED REAR
GARDEN - OUTBUILDING



MR HOMES are pleased to *Offer FOR SALE* this 3-Bedroom Semi-Detached Family Home comprising briefly, Entrance Porch, Hallway, Lounge with Open Working Fireplace, open plan to Dining Area and extended Kitchen/Breakfast Room, Utility Room, Bath/Shower Wet Room, Staircase to First Floor Landing, providing access to Bedrooms 1, 2 & 3, Master Bedroom with Ensuite Shower. Brick-Paving to Front, Enclosed & Low-Maintenance Attractive Rear Garden with Large 16ft Outbuilding. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Combi-Boiler

EPC Rating: TBC
Council Tax Band: C

Viewings Strictly by Appointment ONLY

CALL 02920 204 555
ONLINE WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE FROM
INDEPENDENT SPECIALISTS INFIMO LTD



Outside Front

Block paved driveway wide enough for two cars. Concrete steps lead to Entrance Porch

Entrance Porch

3' 3" x 5' 3" (0.99m x 1.60m)

Accessed via uPVC door with obscured decorative panels and two uPVC Obscured DG windows, one to front, one to side; tiled flooring. Leading to Entrance Hallway

Entrance Hallway

3' 11" x 3' 0" (1.19m x 0.91m)

Accessed via timber door with two glazed panels; tiled flooring; access to Living Room via solid timber door; carpeted staircase rising to the first floor

Living Room

13' 8" x 12' 0" (4.16m x 3.65m)

Wooden block parquet flooring; bay window to front uPVC DG; working fireplace with decorative surround and mood lighting; modern radiator

Dining Area

11' 11" x 10' 2" (3.63m x 3.10m)

Wooden block parquet type flooring; brick feature fireplace; storage cupboards; modern radiator

Kitchen

14' 6" x 11' 1" (4.42m x 3.38m)

Tiled slate flooring; matching wall and base units with solid timber worktops over and partly tiled Splashbacks; integrated fridge freezer; 5 ring gas hob with extractor hood over; integrated electric Whirlpool oven; space and plumbing for dishwasher and washing machine; space for wine fridge; ceramic sink with stainless steel mixer tap; uPVC DG window to side and uPVC DG doors providing access to rear garden

Utility Room

4' 4" x 4' 5" (1.32m x 1.35m)

Tiled flooring; cupboards and understairs cupboard; space for tumble dryer; Worcester CH Boiler; access to Bathroom

Family Bathroom

13' 8" x 4' 5" (4.16m x 1.35m)

Tiled Flooring; fully tiled walls; matching white suite including Wash hand basin with stainless steel mixer tap and illuminated vanity mirror above; WC; bath with stainless steel mixer tap and shower head; separate wet room style shower with rainfall head and separate shower head; modern radiator; uPVC Obscured DG windows, one to side and one to rear

First Floor Landing

4' 5" x 6' 1" (1.35m x 1.85m)

Carpeted; uPVC Obscured DG Window to side; access to Bedrooms 1, 2 & 3. Access hatch to loft

Bedroom 1

13' 7" x 11' 9" (4.14m x 3.58m)

Carpeted; modern radiator; bay window with uPVC DG; access to ensuite shower room

Ensuite

5' 0" x 3' 2" (1.52m x 0.96m)

Tiled flooring; WC with sink and stainless steel mixer tap over; shower cubicle with electric MIRA Vie shower; uPVC Obscured DG window to front

Bedroom 2

11' 11" x 8' 8" (3.63m x 2.64m)

Carpeted; modern radiator; uPVC DG Window to rear

Bedroom 3

8' 11" x 6' 2" (2.72m x 1.88m)

Carpeted; modern radiator; uPVC DG window to rear

Rear Garden

Slate patio; Tiered Decking; Power Points; Outside Tap

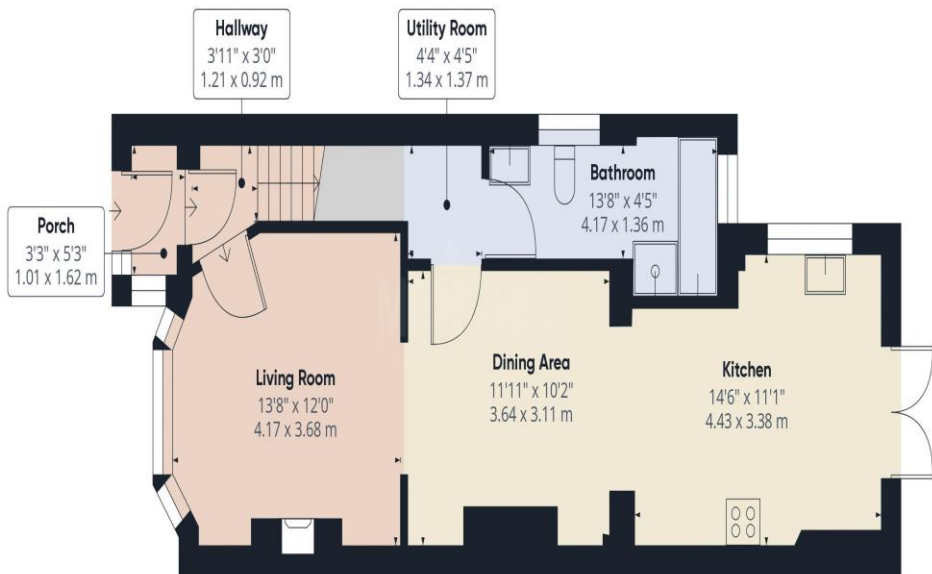
Outbuilding

16' 0" x 9' 4" (4.87m x 2.84m)

Double French Patio Doors & Window to Side



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.

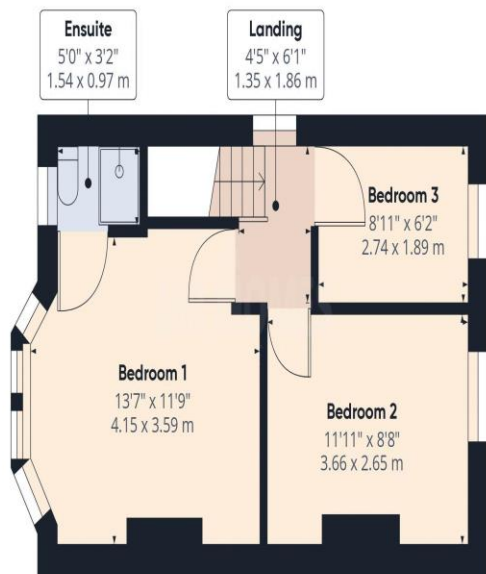


Floor 0

Approximate total area⁽¹⁾

925.24 ft²

85.96 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF & THE VALE

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