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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Llangybi Close,
Michaelston,
Cardiff CF5 4TN

Guide Price £290,000 to £300,000
Freehold

Llangybi Close Michaelston, Cardiff, CF5 4TN

Overview

• IMMACULATE & MODERN 3-DOUBLE BED

FAMILY HOME

- GARAGE with REMOTE ROLLER SHUTTER DOOR
 - 20ft KITCHEN/DINER
 - 2x CONSERVATORIES
 - SPACIOUS LIVING ROOM
 - QUARTZ TILE FLOORING THROUGHOUT
- GROUND FLOOR
- CLOAKROOM/DOWNSTAIRS W.C
 - ENCLOSED FRONT & REAR GARDENS
 - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
 - FREEHOLD



AN IMMACULATE & MODERNISED 3 DOUBLE BED SEMI-DETACHED FAMILY HOME
OPEN-PLAN KITCHEN/BREAKFAST ROOM & DINING ROOM
TRIPLE & DOUBLE BI-FOLDING DOORS TO CONSERVATORY
2nd CONSERVATORY/UTILITY ROOM SPACIOUS LOUNGE
QUARTZ TILE FLOORING THROUGHOUT THE GROUND FLOOR CLOAKROOM/DOWNSTAIRS W.C
MODERN SHOWER ROOM –
3/4 BOARDED LOFT ACCESSED VIA ATTACHED LADDERS
ENCLOSED FRONT & REAR GARDENS - GARAGE with REMOTE ROLLER SHUTTER DOOR
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Living Room, Open-Plan Kitchen/Breakfast Room & Dining Room, Conservatory, 2nd Conservatory/Utility Room, 1st Floor Landing with Access to the 3/4 Boarded Loft via Attached Ladders, Master Bedroom, Bedrooms 2, 3 & a Modern Family Bathroom. The Front Garden is Enclosed, Side Gate to a Small Enclosure which leads into the Conservatory/Utility Room. Rear Garden is Low-Maintenance & Enclosed. Brick Built Storage Shed to the Rear of the Garage which has a Remote Roller Shutter Door. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Bosch Greenstar 30i ErP Combi-Boiler (Fitted 08th August 2017).

EPC Rating = Awaiting assessment...

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch

7' 3" x 2' 1" (2.21m x 0.63m)

Hallway

12' 8" x 4' 10" min (3.86m x 1.47m)

Cloakroom/ Downstairs W.c

4' 7" x 4' 5" (1.40m x 1.35m)

Living Room

14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen/Breakfast Room & Dining Room

20' 3" x 11' 1" (6.17m x 3.38m)

Conservatory

11' 8" x 8' 9" (3.55m x 2.66m)

Conservatory/ Utility Room

16' 11" x 6' 11" (5.15m x 2.11m)

1st Floor Landing

11' 1" x 2' 11" min (3.38m x 0.89m)

Master Bedroom

14' 8" x 12' 1" (4.47m x 3.68m)

Bedroom 2

12' 0" x 10' 11" (3.65m x 3.32m)

Bedroom 3

11' 0" x 7' 9" (3.35m x 2.36m)

Family Bathroom

8' 7" x 7' 10" (2.61m x 2.39m)

Front Garden - Enclosed

Side Gate into Enclosure

Rear Garden - Low-Maintenance & Enclosed

Brick-Built Storage Shed off the Rear of the Garage.

Garage with Remote Roller Shutter Door

18' 7" x 8' 8" (5.66m x 2.64m)



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.



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