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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Lon Werdd,
Michaelston,
Cardiff CF5 4SS

Guide Price £350,000 to £360,000
Freehold

Lon Werdd, Michaelston, Cardiff, CF5 4SS

Overview

- IMMACULATE 4-BED DETACHED & EXTENDED FAMILY HOME
- SOUGHT AFTER LOCATION ON A QUIET CUL-DE-SAC
- BEAUTIFULLY LANDSCAPED GARDEN
- LARGE 'BRICK-PAVED' DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- LIVING ROOM & SEPARATE PLAYROOM
- OPEN-PLAN KITCHEN & DINING AREA
- MODERN FAMILY BATHROOM & CLOAKROOM/DOWNSTAIRS W.C
- OFFICE & GYM TO SIDE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER (Fitted 2 Years Approx).
- FREEHOLD



AN IMMACULATE & EXTENDED 4-BED DETACHED FAMILY HOME - SET BACK ON A QUIET CUL-DE-SAC - YOU CAN MOVE STRAIGHT IN AS THE DECOR IS TO A HIGH STANDARD THROUGHOUT - 3x RECEPTION ROOMS - OPEN-PLAN KITCHEN & DINING AREA - UTILITY ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM - GYM & OFFICE TO SIDE - LARGE 'BRICK-PAVED' DRIVEWAY-(Holds Multiple Vehicles) - BEAUTIFULLY LANDSCAPED & ENCLOSED LARGE REAR GARDEN - FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Very Spacious & Modern Extended family Home, comprising in brief; Entrance Hallway with Tiled Flooring, Cloakroom/Downstairs W.c, Living Room, Playroom(previously the Garage), Open-Plan Kitchen & Dining Area, Utility Room, 1st Floor Landing, Bedrooms 1, 2, 3, 4 & a Modern Family Bathroom Suite. The Side of the Property has a Gym and an Office. The Outside Front has a Large Brick-Paved Driveway Fully Brick-Paved, there is a Lockable Side Gate Giving access into the Large & Enclosed Landscaped Rear Garden, with a Large Full Width 'Natural Stone' Patio and a Large Play Area Fitted with Astroturf. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Classic 30kw Combi-Boiler.



EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

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Entrance Hallway - Extended
18' 2" x 6' 10" (5.53m x 2.08m)

Cloakroom/ Downstairs W.c
5' 5" x 2' 3" (1.65m x 0.69m)

Playroom (Previously Garage) - Extended
11' 8" x 8' 1" (3.55m x 2.46m)

Living Room - Extended
17' 10" x 9' 11" (5.43m x 3.02m)

Kitchen Open-Plan to the Dining Area
15' 10" x 8' 8" (4.82m x 2.64m)

Dining Area - Open-Plan from the Kitchen
9' 4" x 8' 8" (2.84m x 2.64m)

1st Floor Landing
5' 11" x 5' 6" (1.80m x 1.68m)

Bedroom 1
13' 10" x 8' 9" (4.21m x 2.66m)

Bedroom 2
11' 6" x 8' 4" (3.50m x 2.54m)

Bedroom 3
9' 6" x 8' 7" (2.89m x 2.61m)

Bedroom 4
8' 8" x 8' 3" (2.64m x 2.51m)

Family Bathroom Suite
6' 5" x 5' 7" (1.95m x 1.70m)

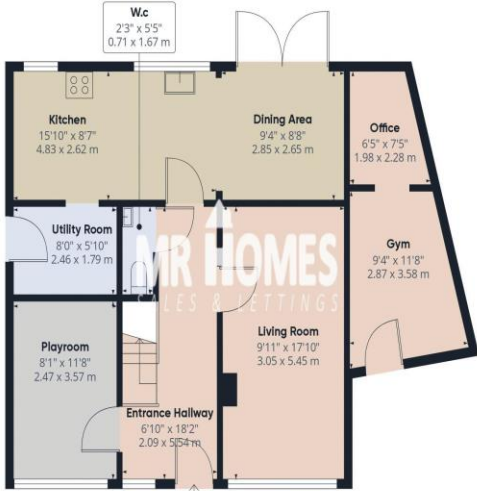
Office & (Gym)
7' 5" max x 6' 5" max (2.26m x 1.95m)

Gym & (Office)
11' 8" x 9' 4" max (3.55m x 2.84m)

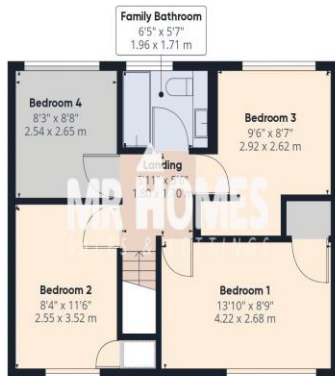
Outside Front - Lockable Side Gate Access into the Rear Garden



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



Approximate total area⁽¹⁾

1301.11 ft²
120.88 m²

(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 OFFICE

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