

02920 204 555

Homes House

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 Price £280,000  
Freehold

# Cae Newydd Close Michaelston, Cardiff, CF5 4TS

## Overview

- 4-BED EXTENDED FAMILY HOME – CORNER PLOT
- DOUBLE STOREY EXTENSION
- 4x RECEPTIONS
- 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
- 4th RECEPTION ROOM
- FREEHOLD



A DOUBLE STOREY EXTENDED 4-BED SPACIOUS FAMILY HOME – CORNER PLOT - 4x RECEPTION ROOMS - DOWNSTAIRS CLOAKROOM & SEPARATE SHOWER ROOM - UPSTAIRS FAMILY BATHROOM - VERY LARGE & ENCLOSED REAR GARDEN which OVERLOOKING FIELDS - 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 Rating = D.**

**Council Tax Band = E.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**MR HOMES**  
SALES & MARKETING

**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)

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**

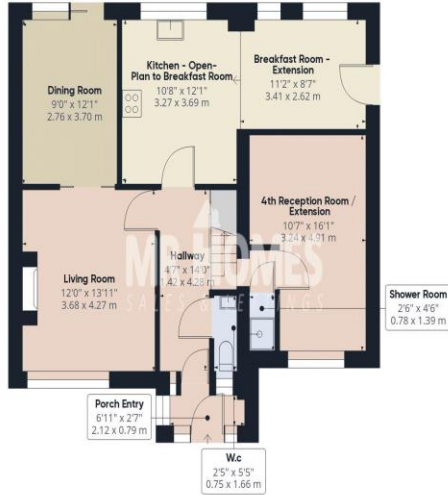
**Rear Garden - Very Large Corner Garden - Overlooks Fields**

**Garage - Last in Row of 8 Garages**

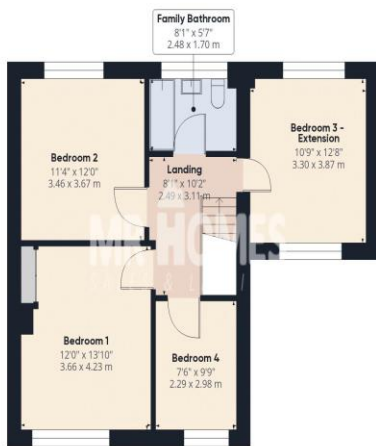
**Rear Private Lane - Runs Behind Properties**



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.



Floor 0



Floor 1



Approximate total area<sup>®</sup>

1429.25 ft<sup>2</sup>

132.78 m<sup>2</sup>

(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.

GIRAFFE360

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD