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Homes House, Suite 9 & 10

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Cardiff, CF5 5TD

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www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Camrose Road,  
Caerau. Cardiff  
CF5 5ER

Guide Price £175,000 to £185,000  
Freehold

# Camrose Road, Caerau. Cardiff, CF5 5ER

## Overview

- THREE BEDROOMS
- LOUNGE
- KITCHEN
- GAS CENTRAL HEATING
- ENCLOSED LARGE REAR GARDEN
- DRIVEWAY
- GOOD PUBLIC TRANSPORT LINKS
- CLOSE TO ALL AMENITIES
- FREEHOLD



## ATTENTION INVESTORS AND LANDLORDS

GUIDE PRICE £175,000 to £185,000  
THREE BEDROOM HOUSE - FREEHOLD

**MR HOMES** are Delighted to Offer **FOR SALE** this three bedroom mid terraced property. Suitable for new & existing Investors wanting to grow their portfolio.

Current tenant is keen to remain at the property with the Potential of £1,050pcm. The property is close to the Local Shopping Amenities, Schools and Regular Public Transport to Cardiff City Centre. The Property Comprises in Brief: Entrance Hallway, Lounge Kitchen/Diner. First Floor Landing, Three Bedrooms, Bathroom, Driveway, Front and Rear Gardens, uPVC Double Glazing, Gas Central Heating. **FREEHOLD**

**EPC Rating = D**  
**Council Tax Band = C**

To make an offer, please head to [www.mr-homes.co.uk/make-an-offer](http://www.mr-homes.co.uk/make-an-offer) or call the Branch on 02920 204 555  
**Free Mortgage Advice Available on Request**



### Outside Front

Front Garden accessed via wrought iron gates; original driveway could be reinstated

### Entrance

Accessed via solid timber door with obscured glazing panels; Vinyl flooring; double radiator; stairs rising to first floor; access to Living Room

### Living Room

13' 0" x 11' 8" MIN (3.96m x 3.55m)

Laminate flooring; Single Radiator; uPVC DG Window to Front; access to Kitchen



### Kitchen

9' 4" x 13' 8" (2.84m x 4.16m)

Vinyl Flooring; Matching Wall and Base Units with worktops over and tiled splash backs; stainless sink with half bowl and draining board with stainless steel mixer tap; space for gas cooker; space and plumbing for washing machine; uPVC DG Window to Rear; Understairs Storage Cupboard with uPVC Obscured DG Window; Solid timber door providing access to rear garden.



### First Floor Landing

7' 11" x 4' 5" (2.41m x 1.35m)

Carpeted; access to Bedrooms 1, 2, 3 & Family Bathroom; access hatch to loft; uPVC Obscured DG window to side

### Bedroom 1

13' 0" x 8' 1" MIN (3.96m x 2.46m)

Carpeted; Single Radiator; Built-in Wardrobes; uPVC DG Window to Front

### Bedroom 2

9' 3" MAX x 9' 5" MAX (2.82m x 2.87m)

Carpeted; Single Radiator; Cupboard housing Gas Central Heating Combi Boiler; uPVC DG Window to Rear



### Bedroom 3

9' 10" x 6' 6" (2.99m x 1.98m)

Carpeted, Single Radiator; uPVC DG Window to Front

### Family Bathroom

4' 4" x 6' 11" (1.32m x 2.11m)

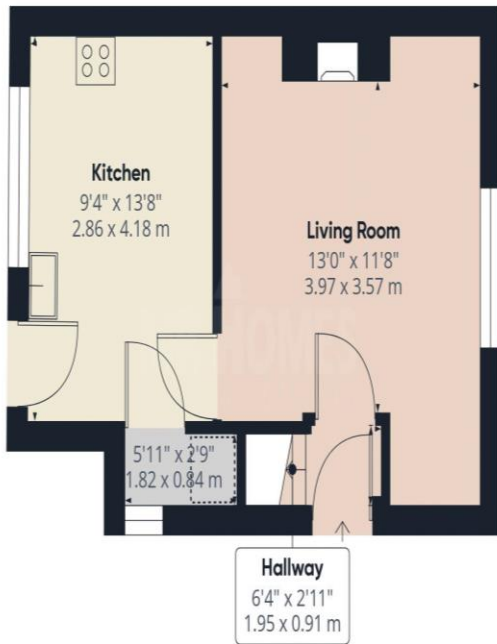
Laminate flooring; matching bathroom suite comprising panelled bath with stainless steel mixer taps and shower attachment and separate mains shower, pedestal wash hand basin with separate hot and cold taps and WC; uPVC Obscured DG Window to Rear



### Rear Garden

Patio area laid with paving slabs and flower beds; steps up to lawned area to rear, separated via timber fencing

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.



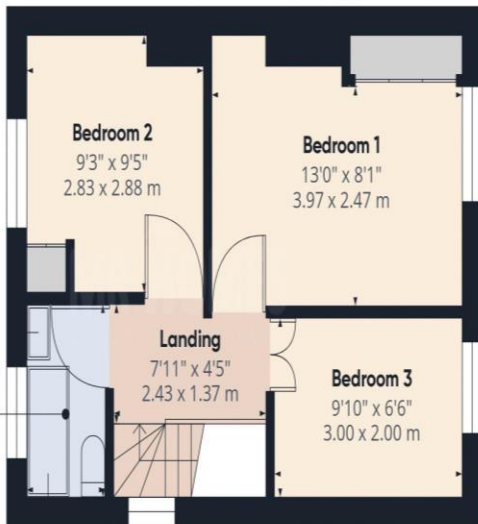
Floor 0

**Approximate total area<sup>(1)</sup>**

695.3 ft<sup>2</sup>  
64.6 m<sup>2</sup>

**Reduced headroom**

6.1 ft<sup>2</sup>  
0.57 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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 & THE VALE**

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