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**MR HOMES**  
SALES & LETTINGS



Coed-Y-Gores  
Llanedeyrn, Cardiff  
CF23 9NQ

£225,000  
Freehold

# Coed-Y-Gores, Llanedeyrn, Cardiff, CF23 9NQ

## Overview

- NO CHAIN!!!
- FULLY RENOVATED
- 3-BEDROOMS
- GARAGE & PARKING
- LANDSCAPED FRONT GARDEN
- UTILITY AREA
- NEW KITCHEN
- DOWNSTAIRS WC
- uPVC DG WINDOWS & COMBI BOILER
- FREEHOLD



**NO CHAIN!!! - IDEAL FOR FIRST TIME BUYERS - IMMACULATE RENOVATION - PLASTERED WALLS & CEILINGS THROUGHOUT - MOVE STRAIGHT INTO THIS FANTASTIC 3-BED FAMILY HOME - OPEN-PLAN LIVING / DINING AREA - NEW KITCHEN - UTILITY AREA - DOWNSTAIRS WC - 4-PIECE BATHROOM SUITE - LANDSCAPED FRONT GARDEN - GARAGE & OFF-ROAD PARKING SPACE TO REAR – FREEHOLD**

**MR HOMES Offer FOR SALE** this Modernised 3-Bedroom Family Home, comprising in brief; Entrance Porch the Utility Room, Hallway, Re-Fitted Cloakroom/Downstairs WC, Re-Fitted Kitchen which is Open-Plan to the Living/Dining Area, Staircase to the First Floor Landing with Hatch Access to the Insulated Loft, Bedrooms 1, 2 & 3 and Re-Fitted Family Bathroom. The Front Garden is Low-Maintenance with artificial turf and paving slabs. The Rear Garden is also Low-Maintenance with access to Garage & providing Off-Road Parking. uPVC Double Glazing Windows and Gas Central Heating powered by an Ideal i30 Combi-Boiler.

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

**EARLY VIEWING IS A HIGHLY RECOMMENDED!!!**  
–  
CALL 02920 204 555 or Book Online - Viewings by Appointment... [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**



### Outside Front

Indian Sandstone; artificial turf in timber border

### Entrance Porch

Accessed via composite front door with obscured DG panels with obscured glazing panels, to either side; 2 x Velux Windows; Porcelain Floor tiles; modern radiator; RCD Consumer unit

### Open Plan Living Room/Dining Room

Porcelain floor tiles; modern radiators; uPVC DG Window to Front;

### Kitchen

Matching wall and Base units; worktops over with brick-style tiling; Cooke & Lewis electric hob with extractor over and Beto electric oven; stainless sink with half bowl and draining board with stainless steel mixer tap; uPVC Window to rear

### Downstairs WC

Porcelain floor tiles; full vanity unit with stainless steel mixer tap and low level WC; chrome towel radiator uPVC DG window to side

### Utility Area

Porcelain floor tiles; space and plumbing for washing machine; space for tumble dryer; Ideal i30 Combi central heating boiler; large skylight; access to rear garden via composite door with DG panel; gas meter

### First Floor Landing

Carpeted; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft space

### Bedroom 1

Carpeted; Double Radiator; uPVC DG window to front

### Bedroom 2

Carpeted; Double Radiator; uPVC DG Window to Front

### Bedroom 3

Carpeted; Double Radiator; uPVC DG window to rear

### Family Bathroom

Tiled flooring; fully tiled walls; modern vanity unit with feature sink and chromed mixer tap; low level WC; panelled bath with chromed mixer tap and dual shower heads; recessed tiling; chromed ladder radiator; uPVC Obscured DG window to rear

### Rear Garden

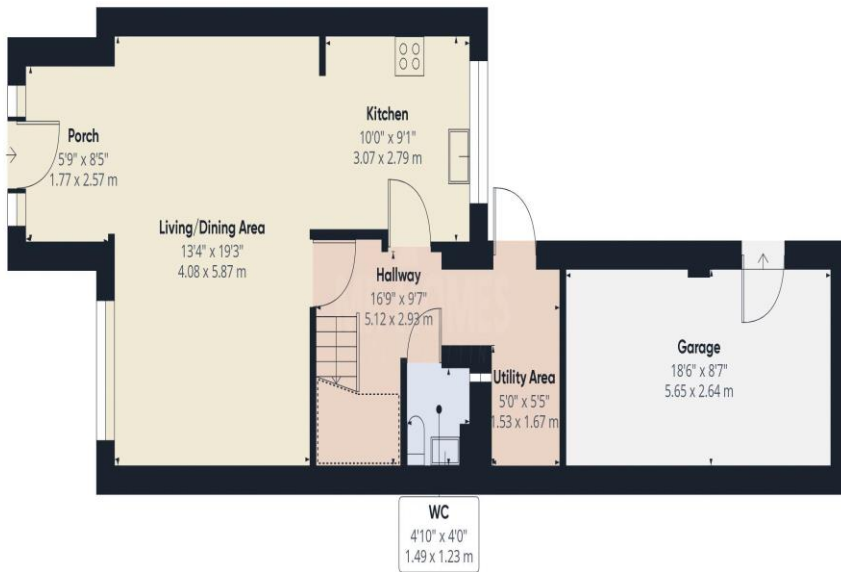
Concrete base for parking; pedestrian access to garage; steps to back door; timber gates for vehicle access and pedestrian access

### Garage

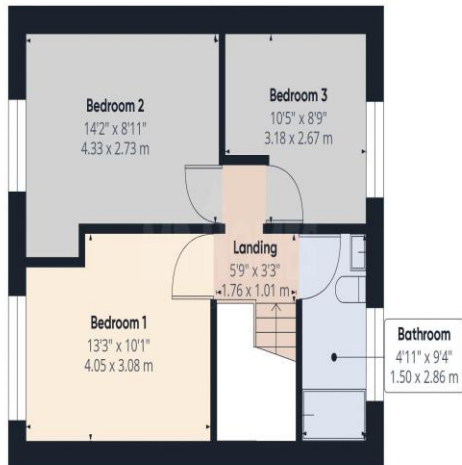
Concrete flooring; power and light; uPVC pedestrian door; manual up and over garage door



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>(1)</sup>**

1149.67 ft<sup>2</sup>

106.81 m<sup>2</sup>

**Reduced headroom**

74.56 ft<sup>2</sup>

6.93 m<sup>2</sup>

(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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