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**MR HOMES**  
SALES & LETTINGS



Bishopston Road  
Caerau. Cardiff  
CF5 5EA

Guide Price £145,000 to £155,000  
Freehold

# Bishopston Road, Caerau. Cardiff, CF5 5EA

## Overview

- INVESTMENT OPPORTUNITY  
TENANT TO REMAIN
- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- COMBI GAS CENTRAL HEATING
- DOWNSTAIRS W.C.
- DRIVEWAY
- ENCLOSED REAR GARDEN



## INVESTMENT OPPORTUNITY TENANT TO REMAIN

GUIDE PRICE £145,000 to £155,000

TWO BEDROOM SEMI DETACHED HOUSE -  
FREEHOLD

**MR HOMES** are Delighted to Offer *FOR SALE* this Investment Property, which is Currently Tenanted, the House is Close to the Local Shopping Amenities, Schools and Regular Public Transport. The Property Comprises in Brief: Entrance Hallway, Lounge/Dining Room, Kitchen, Utility Room, Downstairs W.C. First Floor Landing, Two Double Bedrooms, Bathroom, Garage, Driveway, Front and Rear Gardens, uPVC Double Glazing, Combination Boiler Gas Central Heating.

EPC Rating = C & Council Tax Band = C

To Arrange a Viewing Please contact MR Homes on 02920 204 555 or email [sales@mr-homes.co.uk](mailto:sales@mr-homes.co.uk)  
To submit your offer, please visit [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK) or call the Sales team at the Branch

Free Mortgage Advice Available on Request



### Outside Front

Driveway for one car; concrete footpath to front door; lawned area with mature bushes enclosed via concrete block wall

### Entrance Hall

7' 4" x 3' 6" (2.23m x 1.07m)

Accessed via solid timber door with obscured glazed panels; laminate wood flooring; under stairs cupboard containing RCD Consumer unit; double radiator; uPVC DG window to side; access to Living Room and Kitchen; stairs rising to First Floor

### Reception Room

19' 8" x 9' 7" MIN (5.99m x 2.92m)

Laminate wood flooring; single radiator; uPVC DG window to front and aluminium sliding patio door to rear

### Kitchen

9' 3" MIN x 7' 6" (2.82m x 2.28m)

Tiled flooring; matching wall and base units with worktops over and tiled splash backs; 4-ring gas hob with extractor hood over and electric oven; stainless steel sink with draining board and separate hot and cold taps; space for free-standing fridge/freezer; uPVC DG Window to rear; access to downstairs WC and Utility

### Side Entrance

7' 9" x 3' 1" (2.36m x 0.94m)

Accessed via uPVC door with Obscured DG panels; tiled flooring; access to Utility, Downstairs WC and rear garden

### Downstairs WC

2' 7" x 5' 7" (0.79m x 1.70m)

Laminate wood flooring; pedestal Wash hand basin with separate hot and cold taps; tiled splash back; WC

### Utility Room/Outhouse

5' 6" x 6' 5" (1.68m x 1.95m)

Tiled flooring; space and plumbing for washing machine; space for tumble dryer; Ideal 30 Combi boiler; uPVC DG window to front

### First Floor Landing

Carpeted; access to Bedrooms 1 & 2 and Family Bathroom; uPVC DG Window to side; access hatch to loft

### Bedroom 1

Carpeted; single radiator; uPVC DG window to front

### Bedroom 2

Carpeted; single radiator; uPVC DG window to rear

### Family Bathroom

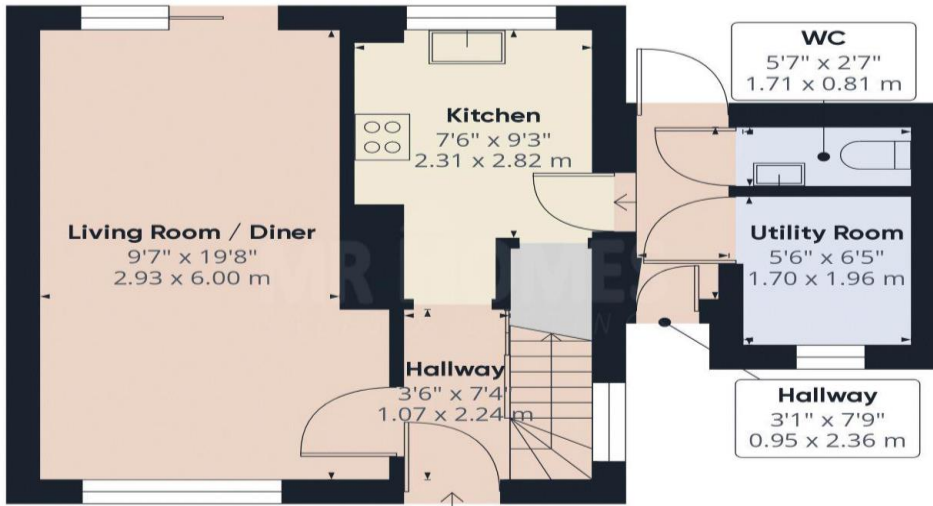
Non-slip floor tiles; matching white suite consisting of bath with separate hot and cold taps and mains powered shower over, pedestal Wash hand basin with separate hot and cold taps and WC; chromed towel radiator; ceiling extractor fan; uPVC Dg window to rear

### Rear Garden

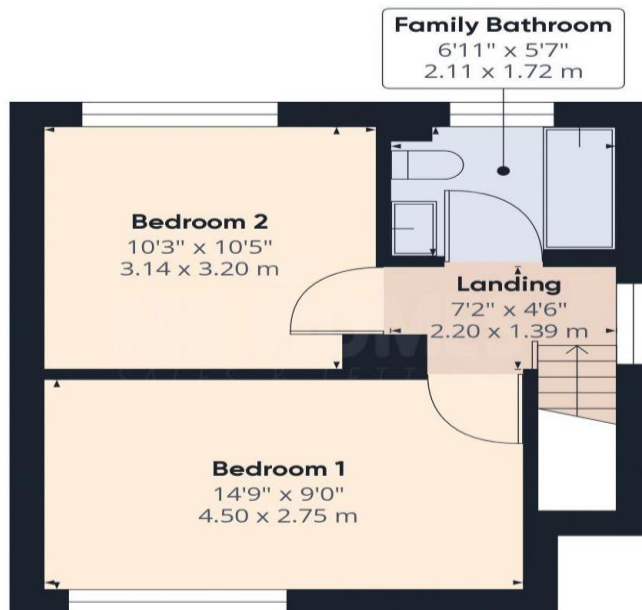
Patio area laid with paving slabs; concrete foot patch to rear of garden with lawned areas to either side; fully enclosed on all sides with block walls.



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

## CARDIFF & THE VALE

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