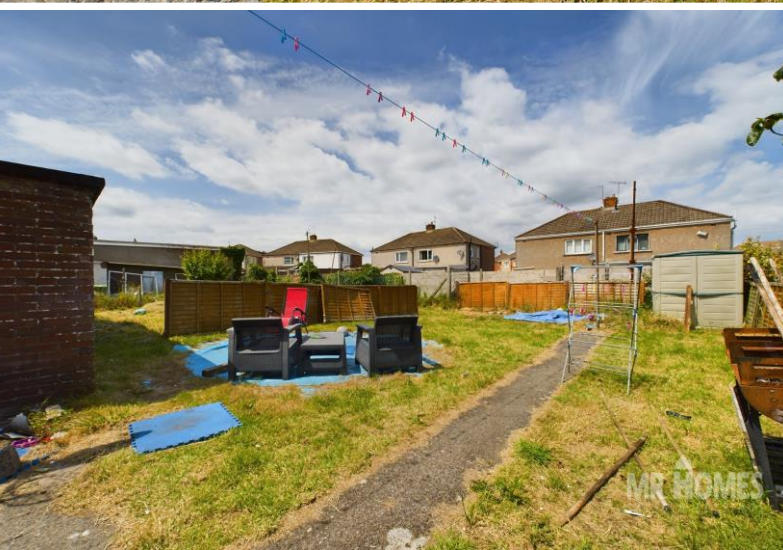


02920 204555

Homes House
Suite 9 & 10
253 Cowbridge Road West,
Cardiff, CF5 5TD
e: info@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**
SALES & LETTINGS



Heol Trelai
Caerau
Cardiff CF5 5PH

Guide Price £189,950 to £199,950
Freehold

Heol Trelai

Caerau CARDIFF CF5 5PH

Overview

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- BATHROOM
- FRONT GARDEN & DRIVEWAY
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- FREEHOLD
- GREAT INVESTMENT



ATTENTION LANDLORDS *** Guide Price:
£199,950 to £209,950 *** THREE BEDROOM
SEMI-DETACHED SPACIOUS FAMILY HOME with
LARGE REAR GARDEN - PRIVATE DRIVEWAY -
FREEHOLD –

MR HOMES are pleased to Offer FOR SALE this
Three Bedroom Semi-Detached Family Home
comprising in brief; Entrance, Hallway, Lounge
Kitchen/Dining Room, Downstairs 1st Floor
Landing, Three Bedrooms & a Family
Bathroom. The Front Garden is Enclosed with a
Driveway to the Front. The Rear Garden is
Large & Enclosed. Private. uPVC Double Glazing
Windows & Gas Central Heating. This Property
is being Sold with Existing Tenant the Potential
rent is between £1100pcm & £1200pcm
EPC Rating = D.

Council Tax Band = C.

Early Viewing Highly Recommended Contact
Us On: 02920 204 555 option 2 FREE
MORTGAGE ADVICE AVAILABLE ON YOUR
REQUEST PLEASE CONTACT MR HOMES: 02920
204 555 option 4

To submit your offer, please visit: Make an
Offer (mr-homes.co.uk) or call the Branch and
speak to a member of the Sales Team



Front Garden

Driveway and lawned area with concrete pathway to front door, side access to rear garden

Entrance Hallway

Accessed via uPVC front door with obscured DG panel; Laminate flooring; single radiator; uPVC single glazed window to side; staircase rising to first floor; under stairs cupboard; access to Living Room and Kitchen

Living Room

Laminate flooring; double radiator; uPVC single glazed window to front; electric fire

Kitchen/Dining Room

Laminate wood flooring; matching wall and base units with worktops over; stainless steel sink with draining board and separate hot and cold taps; 4-ring gas hob; electric oven; 2 x uPVC single glazed windows to rear; access to downstairs WC and side access to rear garden

Side Entrance

Accessed via uPVC DG door with obscured glazing; RCD Consumer Unit; access to WC and Kitchen

Downstairs WC

WC. uPVC obscured single glazed window to side.

First Floor Landing

Carpeted; access to Bedrooms 1, 2 & 3 and Family Bathroom; cupboard housing hot water tank; access hatch to loft; uPVC single glazed window to side

Bedroom 1

Carpeted; single radiator; uPVC single glazed window to front; original built-in wardrobe

Bedroom 2

Carpeted; single radiator; original built-in wardrobes; uPVC single glazed window to rear

Bedroom 3

Carpeted; cupboard over staircase; single radiator; uPVC single glazed window to front

Family Bathroom

Vinyl flooring; fully tiled walls; panelled bath with separate hot and cold taps and electric Aqua Galaxy 2000 shower over; pedestal Wash hand basin with hot and cold-water taps; WC; uPVC obscured single glazed window to side

Rear Garden

Large rear garden, mainly laid to lawn.



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.



CARDIFF & THE VALE
Homes House
Suite 9 & 10
253 Cowbridge Road West
Cardiff
CF5 5TD