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MR HOMES
SALES & LETTINGS



Fescue Place, Westfield Park.
St Fagans. Cardiff
CF5 4RY

Guide Price £289,950 - £299,950
FREEHOLD

Fescue Place, Westfield Park. St Fagans. Cardiff. CF5 4RY

- MOTIVATED SELLERS
- CLOAKROOM
- CONSERVATORY
- GARDEN OFFICE
- UNDERFLOOR HEATING
- TWO CAR DRIVE
- GREAT TRANSPORT LINKS
- CATCHMENT SCHOOLS FOR ENGLISH & WELSH LANGUAGE
- NEAR LOCAL AMUNITIES



MR Homes are pleased to present this stylish and contemporary home **FOR SALE**

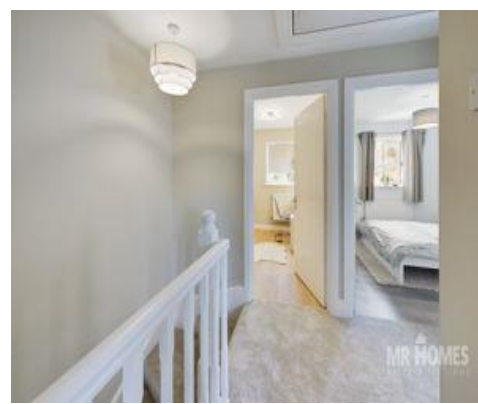
Situated in a welcoming neighbourhood. This well-appointed property features spacious living areas, a modern kitchen, and comfortable bedrooms, perfect for a growing family. Located within the catchment areas of top-rated schools, it ensures excellent educational opportunities for children. Enjoy the convenience of nearby local shops, cafes, and restaurants, all within walking distance. Excellent transport links provide easy access to Cardiff city centre and surrounding areas. Make Fescue Place on Westfield Park your new family haven in the heart of Cardiff.

Freehold

EPC = Awaiting Register Upload
COUNCIL TAX = D

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT 02920 204 555 option 4



Entrance Hallway

6' 3" x 3' 5" (1.90m x 1.04m)

Enter via door. 'Herringbone Design' LVT and underfloor heating. Staircase rising to first floor landing. Door to;

Downstairs WC

4' 11" x 2' 6" (1.50m x 0.76m)

Modern WC. Radiator, wash hand basin, tiles and uPVC D/s window.

Living Room

13' 8" x 11' 11" (4.16m x 3.63m)

Herringbone design LVT with underfloor heating. Bio ethanol fireplace and TV media Wall. Black doors and Shutters, uPVC D/g Window.

Kitchen

15' 11" x 10' 3" (4.85m x 3.12m)

Modern kitchen with Underfloor heating and tiles. Boiling water tap and LED skirting boards. Integrated dishwasher and electric oven and hob. Extractor fan and splashbacks. Breakfast Bar and composite sink. Drainer grooves set into composite laminate worktop. Spotlights to ceiling and light fitting above breakfast bar.

First Floor Landing

6' 3" x 5' 9" (1.90m x 1.75m)

Fitted carpet. Doors to; Family Bathroom, Bedrooms 1,2 and 3 and access to the attic.

Bedroom 1

11' 11" x 8' 7" (3.63m x 2.61m)

Fitted Carpet, uPVC D/g Windows and shutters. leads to wardrobe

Wardrobe

6' 0" x 3' 4" (1.83m x 1.02m)

Fitted shelves, fitted carpets

Bedroom 2

9' 2" x 9' 0" (2.79m x 2.74m)

Laminate Floor, uPVC D/g Window, radiator.

Bedroom 3

9' 0" x 6' 1" (2.74m x 1.85m)

Laminate Floor, uPVC D/g Window, radiator.

Family Bathroom

6' 4" x 6' 3" (1.93m x 1.90m)

Tiled floor and walls, large panel bath and shower. Pedestal wash hand basin, Radiator, uPVC D/g Window

Storage cupboard

7' 7" x 3' 7" (2.31m x 1.09m)

Storage cupboard with door and electric sockets

Conservatory

15' 6" x 7' 9" (4.72m x 2.36m)

Conservatory with underfloor heating and LED Colour changing Skirting boards - French doors and fitted blinds.

Rear Garden

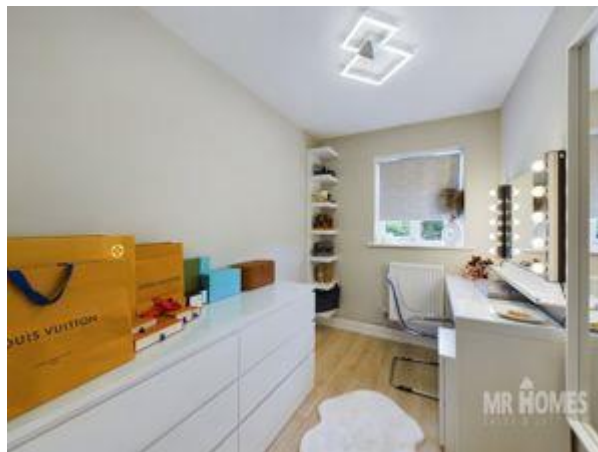
22' 4" x 10' 4" (6.80m x 3.15m)

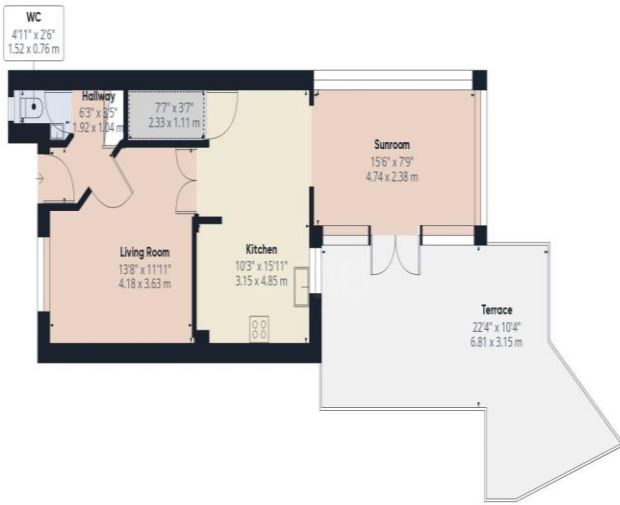
Rear garden with artificial grass and patio, apple tree, garden office, shed and back gate to lead to driveway.

Garden Office

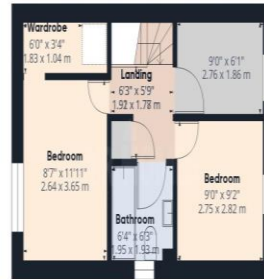
8' 0" x 8' 0" (2.44m x 2.44m)

Garden office space - Laminate flooring, fitted units and marble effect counter top.





Floor 0 Building 1



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Under Section 21 of the Estate Agents Act 1979 we hereby declare a connected person of MR Homes Estate Agents Ltd has a personal interest in the sale of this property.

CARDIFF & THE VALE

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CF5 5TD

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.