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MR HOMES
SALES & LETTINGS



Ashcroft Crescent
Cardiff
CF5 3RN

Offers in the Region of £269,950
FREEHOLD

Ashcroft Crescent, Fairwater. Cardiff. CF5 3RN

- NO CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- CONSERVATORY
- EN-SUITE
- DRIVEWAY
- DOWNSTAIRS W.C.
- OUTBUILDING
- FREEHOLD



OFFERS IN THE REGION OF £269,950
NO CHAIN

MR Homes are Delighted to Offer *For Sale* this Three Bedroom Mid Terrace Family Home Which is Situated in a Very Sought After Area of Ashcroft Crescent that is Close to Local Amenities i.e. Shops, Schools, Fairwater Leisure Centre and Within Walking Distance of Local Train Station the Property also has Great Transports links to Cardiff City Centre and Surrounding Areas. The Property Offers Great



Living Space and Comprises in Brief: Two Reception Rooms, Kitchen, Conservatory, Utility Room, Ground Floor W.C, Three Double Bedrooms, En-Suite, Family Bathroom with Separate Toilet, Driveway to the Front and Enclosed Rear Garden.

EPC Rating: C & Council Tax Band: C

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 MR HOMES:
02920 204 555 option 4**



Front Garden

Stone paved driveway with mature shrubs and bushes, drainage channel.

Entrance Hallway

Accessed via uPVC Front Door with obscured DG Panel and uPVC Obscured DG window to front, tiled flooring.

Utility/WC 5' 8" x 4' 11" (1.73m x 1.50m)

Tiled flooring; partly tiled walls; space and plumbing for washing machine; space for tumble dryer; worktop over; wall mounted cupboards; alarm unit; RCD Consumer Unit; gas meter; radiator; WC; uPVC Obscured DG window to front

Dining Room 9' 7" x 12' 9" (2.92m x 3.88m)

Carpeted; modern radiator; uPVC DG Window to front

Kitchen/Diner 15' 6" Max x 9' 9" Max (4.72m x 2.97m)

Tiled flooring; matching base and wall units with worktops over and tiled splash backs; stainless steel sink with draining board, cooker with 4-ring gas hob and electric oven with extractor hood over; built-in dishwasher; uPVC Door, MAIN Combi Eco.

Living Room 11' 10" x 13' 6" (3.60m x 4.11m)

Carpeted; modern double radiator; access to Conservatory

Conservatory 11' 1" x 9' 7" (3.38m x 2.92m)

Laminate wood flooring uPVC DG windows to one side and 2 x uPVC Doors to rear garden

First Floor Landing 2' 10" x 9' 6" (0.86m x 2.89m)

Carpeted; access to Bedrooms, Family Bathroom; access to loft via hatch.

Bedroom 1 10' 6" x 13' 5" (3.20m x 4.09m)

Carpeted; modern radiator; En-suite shower room uPVC DG window to rear

Ensuite 6' 3" x 3' 0" (1.90m x 0.91m)

Tiled flooring; shower cubicle with mains thermostatic shower; chromed ladder towel radiator; WC; Wash hand basin with stainless steel mixer tap; uPVC Obscured DG window to rear

Bedroom 2 10' 11" x 13' 0" (3.32m x 3.96m)

Carpeted; moder Radiator; storage cupboard; uPVC DG Window to front

Bedroom 3 11' 10" x 7' 9" (3.60m x 2.36m)

Carpeted; radiator; storage cupboard; uPVC DG window to front

Family Bathroom 6' 3" x 6' 10" (1.90m x 2.08m)

Vinyl flooring, matching suite comprising panelled bath with thermostatic mixer tap over for tap and shower over, pedestal Wash hand basin with separate hot and cold taps and WC; radiator; uPVC Obscured DG window to rear

Rear Garden

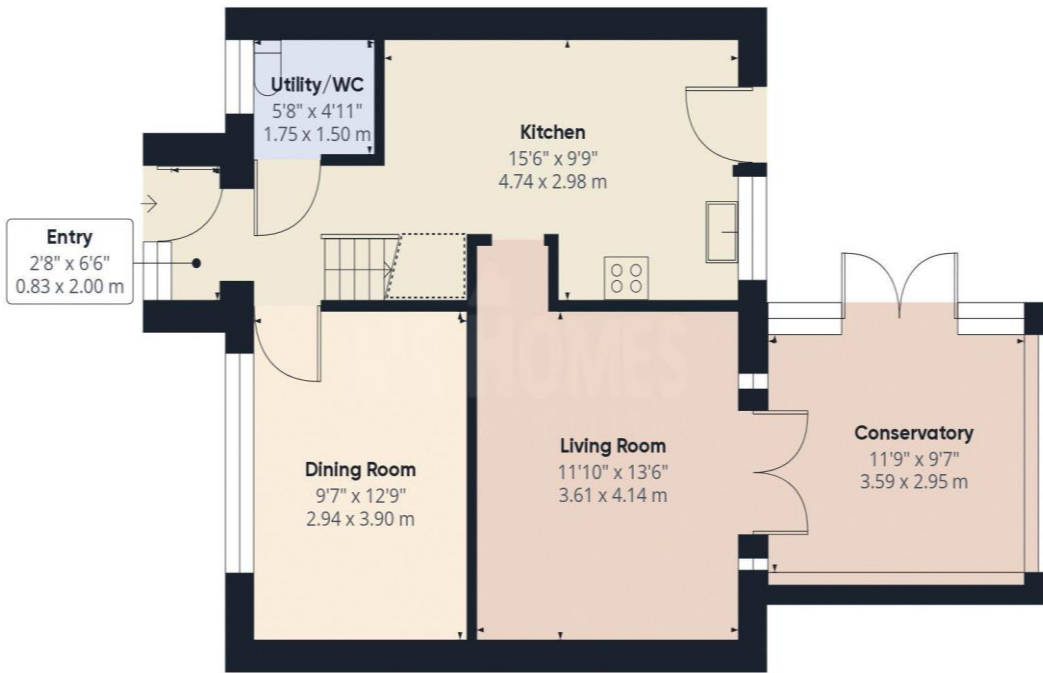
Patio area with paving slabs; lawned area; timber pergola with roof; brick-built outbuilding

Outbuilding

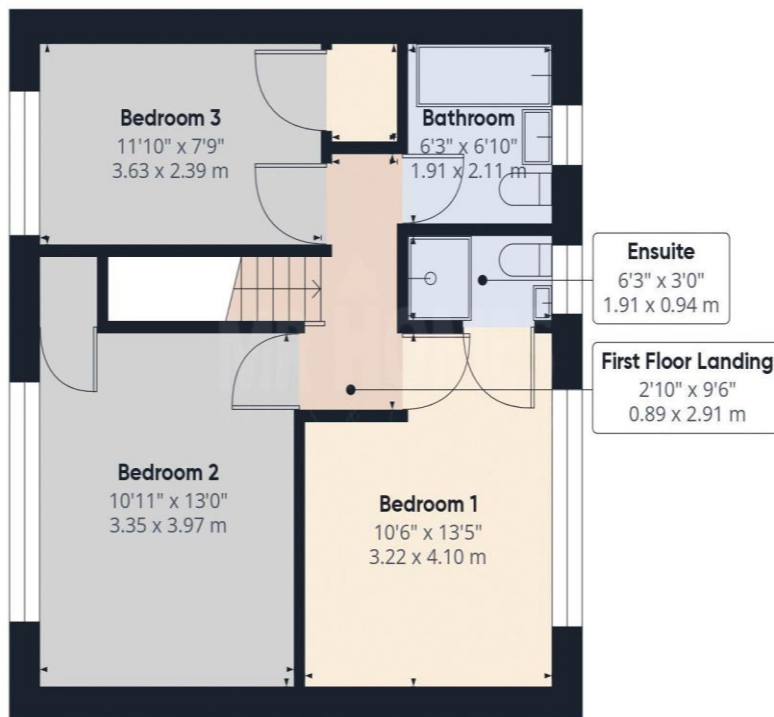
7' 3" x 11' 3" (2.21m x 3.43m)

Block and brick construction; concrete flooring; power and light; uPVC Obscured DG Window; uPVC Door.





Floor 0 Building 1



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

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