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Homes House

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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Barnwood Crescent
Michaelston. Cardiff
CF5 4TA

Guide Price £260,000 TO £270,000
Freehold

Barnwood Crescent, Michaelston. Cardiff. CF5 4TA

- NO CHAIN SALE
- A MODERN DETACHED 2-BED HOUSE
- DETACHED GARAGE 16' 4" x 10' 3" (4.97m x 3.12m)
- PRIVATE DRIVEWAY
- LANDSCAPED WRAP AROUND ATTRACTIVE GARDEN
- VERY PRIVATE REAR GARDEN
- OPEN-PLAN LOUNGE & DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- LOFT ROOM
- FREEHOLD



Guide Price: £260,000 to £270,000
NO CHAIN SALE

MR HOMES are very pleased to Offer **FOR SALE** this Detached 2-Bedroom Property Set on a generous Corner Plot and comprises in brief; Entrance Hallway, Cloakroom/Downstairs W.C., Open-Plan Lounge & Dining Room, Fitted Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2 & a Shower Room. The Wrap Around Front Garden is Landscaped & Enclosed. The Rear Garden is Very Private & Enclosed. Private Driveway which leads to the Larger than Average Detached Garage which has a Pitched Roof & a Remote Electric Door. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

HIGHLIGHTS: PROPERTY BUILT IN 2004 - BEAUTIFUL WRAP AROUND LANDSCAPED GARDENS - A PRIVATE DRIVEWAY LEADING TO A LARGER THAN AVERAGE DETACHED GARAGE with PITCHED ROOF - 16' 4" x 10' 3" (4.97m x 3.12m) - PRIVATE ENCLOSED REAR GARDEN - SPACIOUS L-SHAPED LOUNGE TO DINING ROOM - CLOAKROOM/DOWNSTAIRS W.C. THE LOFT HAS BEEN CONVERTED WITH WOOD FLOORING, VELUX WINDOWS & A WINDOW TO FRONT - FREEHOLD.

EPC Rating = C & Council Tax Band = C

To submit your offer head to www.mr-homes.co.uk/make-an-offer
OR call a member of the Sales Team on 02920 204 555 opt 2

FREE MORTGAGE ADVICE AVAILABLE, speak to a member of the Sales Team



Entrance Hallway

10' 4" x 6' 2" (3.15m x 1.88m)

Enter via uPVC D/g Door with Obscured Pane to Side, Real Wood Flooring, uPVC D/g Window to Front, Radiator, Coving, Wall Mounted Electric RCD Consumer Unit & Alarm Panel. Doors to; Cloakroom/W.c & Lounge. Staircase Rising to the 1st Floor Landing.

Cloakroom/ Downstairs W.c

6' 8" x 3' 10" (2.03m x 1.17m)

Vinyl Flooring, Wash Hand Basin with Mixer Tap, Close-Coupled W.c, uPVC Obscured D/g Window to Side, Radiator, Coving, Wall Mounted Electric Extractor Fan.

Lounge Open-Plan to Dining Room - L-Shaped

18' 4" x 15' 11" (5.58m x 4.85m)

Fitted Carpet, uPVC D/g Window to Front, 2x Panel Radiators, Coving, Living Flame 'coal effect' Gas Feature Fireplace, uPVC D/g French patio Doors to Rear Garden. Understair Storage Cupboard. Door into Kitchen.



Kitchen

9' 7" x 7' 0" (2.92m x 2.13m)

Tiled Flooring, Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Front, Freestanding Gas Cooker, Plumbed for Washing Machine, Dishwasher & Space for Tall Fridge-Freezer. Coving, Wall Mounted Electric Extractor Fan.

1st Floor Landing

7' 2" x 2' 9" (2.18m x 0.84m)

Fitted Carpet, uPVC Obscured D/g Window to Side & a uPVC D/g Window to Front, Bi-Folding Door to Airing Cupboard, Doors to Bedrooms 1, 2 & Shower Room. Hatch to Loft via Attached Folding Wooden Ladders.

Loft Space

18' 4" x 10' 6" (5.58m x 3.20m)

Wooden Flooring, 2x uPVC Velux D/g Windows to Rear, uPVC Obscured D/g Window to Side, Panelled Radiator, Powerpoints. 2x Doors to Storage in the Eaves.



Bedroom 1

13' 1" x 9' 6" (3.98m x 2.89m)

Fitted Carpets, 2x uPVC D/g Windows to Front & Side, Panelled Radiator, Coving, Doors to Fitted Wardrobe.

Bedroom 2

9' 10" x 9' 2" (2.99m x 2.79m)

Fitted Carpet, uPVC D/g Window to Side, Panelled Radiator, Coving.



Shower Room

8' 0" x 5' 11" (2.44m x 1.80m)

Walk-in-Shower Cubicle with Mixer Shower, Pedestal Wash Hand Basin, Close-Coupled W.c, uPVC Obscured D/g Window to Rear, Panelled Radiator, Wall Mounted Electric Extractor, 3/4 Tiled Walls.

Attractively Landscaped Wrap Around Front Garden - Enclosed

Gate to Driveway & Detached Garage.

Rear Garden - Enclosed

Anti-Slip Decking Boards, Patio & Stone Chippings, Corner Border with Shrubs. Outside Tap & Light. uPVC Half-Glazed & Obscured Door into Garage.

Private Driveway

Large Detached Garage with Pitched Roof

16' 4" x 10' 3" (4.97m x 3.12m)

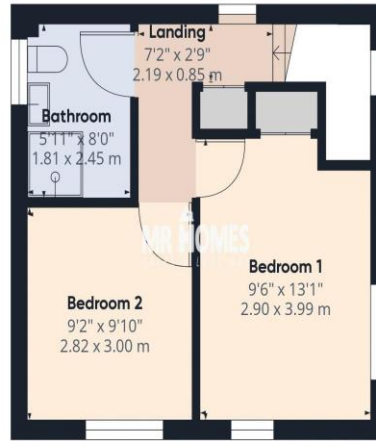
Remote Electric Shutter Door, Power Points & Lighting. RCD Consumer Unit.



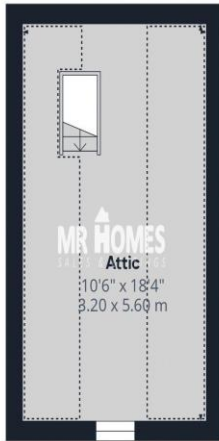
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



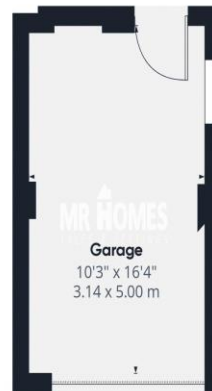
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

CARDIFF & THE VALE

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