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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Peach Place,
Fairwater,
Cardiff CF5 3PL

Guide Price £250,000 to £255,000
Freehold

Peach Place Fairwater, Cardiff, CF5 3PL

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 3-BED FAMILY HOME
- VERY WELL PRESENTED THROUGHOUT
- CLOAKROOM/DOWNSTAIRS W.C
- OPEN-PLAN LIVING & DINING ROOMS
- RE-FITTED KITCHEN
- PLENTY OF STORAGE
- FRONT GARDEN & ENCLOSED REAR GARDEN
- PARKING SPACES AVAILABLE TO REAR
- FREEHOLD



NO CHAIN!!! MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 3-BED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOMS - RE-FITTED KITCHEN - CLOAKROOM/DOWNSTAIRS W.C - UTILITY/STORAGE ROOM - SHOWER ROOM (ACCESSIBLE USE) - SEPARATE W.C - 3x DOUBLE BEDROOMS - FRONT GARDEN - ENCLOSED REAR GARDEN with LOCKABLE GATE ACCESSING PARKING SPACES - OUTBUILDING/STORAGE - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - EPC Rating = C. FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Mid-Terraced Spacious Family Home, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Utility/Storage Room, Living Room Open-Plan to the Dining Room, Storage Room, Re-Fitted Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3, Shower Room (Accessible Use), Separate W.c. The Front Garden is Laid to Lawn, The Rear Garden is Enclosed and has a Lockable Gate Giving Access to Parking Spaces. Outbuilding/Storage to the Rear Garden. The property further benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

10' 0" x 5' 4" (3.05m x 1.62m)

Cloakroom/Downstairs W.c

4' 10" x 3' 10" (1.47m x 1.17m)

Utility/Storage Room

4' 10" x 4' 3" (1.47m x 1.29m)

Storage Room

3' 4" x 3' 1" (1.02m x 0.94m)

Living Room

15' 6" x 11' 9" (4.72m x 3.58m)

Dining Room

12' 9" x 9' 5" (3.88m x 2.87m)

Kitchen

11' 9" x 9' 11" (3.58m x 3.02m)

Staircase to 1st Floor Landing

9' 8" x 3' 0" (2.94m x 0.91m)

Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m)

Bedroom 2

13' 5" x 10' 7" (4.09m x 3.22m)

Bedroom 3

11' 11" x 7' 9" (3.63m x 2.36m)

Shower Room – (Accessible Use)

6' 10" x 6' 1" (2.08m x 1.85m)

W.c

5' 9" x 3' 2" (1.75m x 0.96m)

Front Garden - Laid to Lawn

Rear Garden - Enclosed

Laid to Lawn with Stone Chippings & Shrubs to Border. Lockable Gate Accessing Rear Parking Spaces.

Outbuilding/ Storage

5' 7" x 3' 1" (1.70m x 0.94m)

Parking Spaces Available to Rear



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 OFFICE

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