

02920 204 555

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

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Trowbridge Road,
Rumney. Cardiff
CF3 1QL

Guide Price £125,000 - £135,000
Leasehold – (87 Years Remaining Approx.)

Trowbridge Road, Rumney. Cardiff. CF3 1QL

- GUIDE PRICE: £125,000 to £135,000
- IMMACULATE GROUND FLOOR FLAT
- VERY SPACIOUS
- 2 LARGE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN
- MODERN SHOWER ROOM
- uPVC D/G & GAS C/H
- COMMUNAL GARDEN
- LEASEHOLD 87 Yrs



**IMMACULATE & SPACIOUS 2 BEDROOM
GROUND FLOOR FLAT - YOU CAN MOVE
STRAIGHT IN AS THE FLAT HAS BEEN
DECORATED TO A HIGH STANDARD
THROUGHOUT - uPVC D/G WINDOWS - GAS
C/H with COMBI –**

LEASEHOLD: 87 Yrs Remaining

MR HOMES Offer **FOR SALE** this Modernised 2x Double Bedroom Ground Floor Flat comprising in brief; Communal Entrance via a Security Door, Entrance Hallway, Lounge, Modern Kitchen, Bedrooms 1, 2 & a Modern Shower Room. There is a Well Maintained Communal Rear Garden which is Enclosed and has Washing Lines. There is also access to your own Private Shed in a Row of Sheds. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i Junior Mk III Combi-Boiler.

**EPC Rating = C.
Council Tax Band = B.**

To submit your offer, please call the Sales Team or visit WWW.MR-HOMES.CO.UK/make-an-offer

**FREE MORTGAGE ADVICE AVAILABLE UPON
REQUEST...**



Communal Entrance via Security Door

Entrance Hallway

Enter via Composite Door - Brand New Waterproof Laminate Flooring & Brand-New Fitted Carpet - Single Panel Radiator - Door to Large Storage Cupboard with Light - Door to 2nd Storage Cupboard with Fixed Shelving - Door to 3rd Storage Cupboard with Fixed Shelving and Houses Electric RCD Consumer Unit - Wall Mounted Honeywell Thermostat - Wall Mounted Door Entry System.

Lounge - 14' 7" x 12' 7" (4.44m x 3.83m)

Brand New Waterproof Laminate Flooring - uPVC D/g Window to Front - Single Panel Radiator.

Kitchen - Re-Fitted & Modern - 10' 5" max x 10' 3" max (3.17m x 3.12m)

Brand New Waterproof Laminate Flooring - Matching Wall & Base Units with Work Surfaces Over & Matching Splashbacks - Integral Electric Oven & 4x Ring Gas Hob with Extractor Hood Over - Stainless Steel Sink & Drainer with Mixer Tap - uPVC D/g Window to Rear - Double Panel Radiator - Wall Mounted Nuaire Electric Extractor Fan.

Bedroom 1 - 15' 8" max x 11' 4" (4.77m x 3.45m)

Brand New Waterproof Laminate Flooring - uPVC D/g Window to Front - Single Panel Radiator - Fitted Wardrobes housing Worcester Greenstar 28i Junior Mk III Combi-Boiler.

Bedroom 2 - 12' 9" x 10' 5" (3.88m x 3.17m)

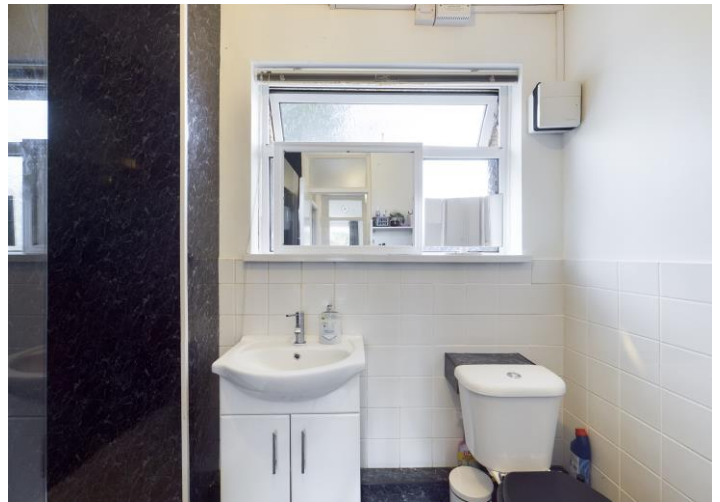
Brand New Waterproof Laminate Flooring - uPVC D/g Window to Rear - Single Panel Radiator.

Shower Room - Re-Fitted & Modern - 7' 7" x 5' 11" (2.31m x 1.80m)

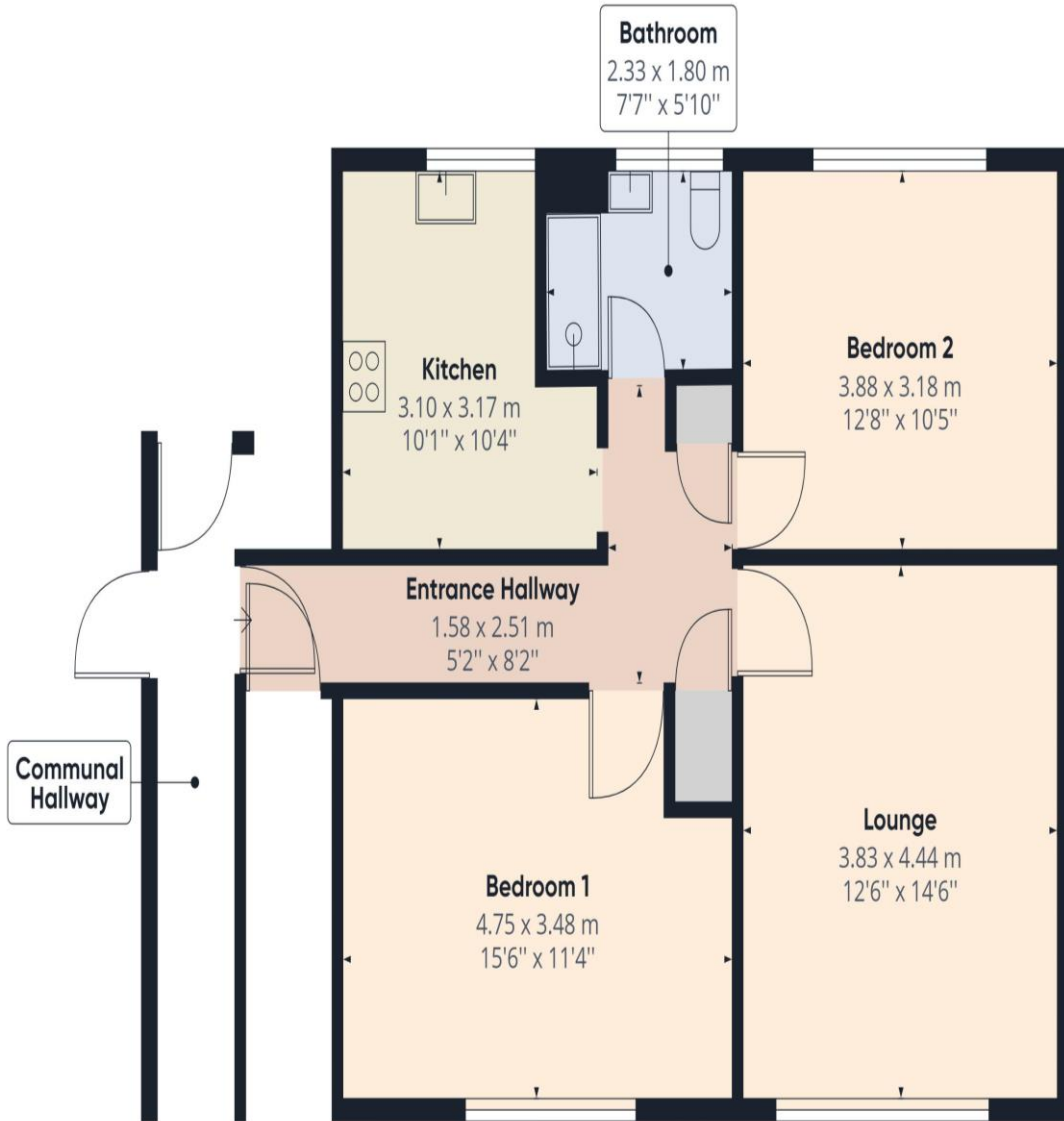
Laminate Flooring - Large Walk-in-Shower Unit with Electric Shower - Wash Hand Basin with Mixer Tap Set in Vanity Cupboard - Chrome Ladder Radiator - uPVC Obscured D/g Window to Rear - Wall Mounted Nuaire Electric Extractor Fan - Walls Tiled Up to Half Height.

Rear Communal Garden - Enclosed

Access to Private Shed.



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.



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