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Homes House

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**MR HOMES**  
SALES & LETTINGS



Heol Trelai,  
Caerau,  
Cardiff CF5 5LE

Guide Price £325,000 to £350,000  
Freehold

# Heol Trelai

## Caerau, Cardiff, CF5 5LE

### Overview

- NO CHAIN !!! FULLY REFURBISHED
- LARGE SIDE EXTENSION
- LARGE CORNER PLOT
- 25ft DOUBLE GARAGE
- 2x DOUBLE DRIVEWAYS
- 18ft LOUNGE & MODERN KITCHEN/DINER
- UTILITY / DOWNSTAIRS W.c
- QUALITY BATH & SHOWER ROOM
- BEAUTIFULLY LANDSCAPED GARDEN with OUTSIDE BAR
- NEST SMART THERMOSTAT



**NO CHAIN!!! 4-BED SPACIOUS FAMILY HOME**  
LARGE EXTENSION TO SIDE OF PROPERTY with EN-SUITE TO BEDROOM - SPACIOUS SITTING ROOM & UTILITY - DOUBLE DETACHED GARAGE with REMOTE ROLLER SHUTTER DOOR - FULLY REFURBISHED & MODERNISED THROUGHOUT - 4-BEDROOMS = 3x RECEPTION ROOMS including A MODERN KITCHEN/ BREAKFAST ROOM/ DINER - UTILITY ROOM & DOWNSTAIRS W.C - 4-BED SPACIOUS FAMILY HOME SET ON A VERY LARGE CORNER PLOT **FOR SALE** with

**MR HOMES** comprising in brief; Entrance Hallway with Solid Oak Flooring, 18ft Lounge also with Solid Oak Flooring, Re-Fitted & Quality Kitchen/Breakfast Room /Diner with Large Tile Flooring which continues into the Re-Fitted Utility Room & Downstairs W.c., 2nd Utility Room, Sitting Room, Bedroom & En-Suite with Large Loft Space. Staircase to 1st Floor Landing with Quality Fitted Carpet and access to the Large Loft Space, Bedrooms 1, 2, 3 & a Modern & Re-Fitted Unique Bath & Shower Room. The Large Front & Side Gardens are Enclosed as is The Private Rear Garden. There are 2x Double Driveways to the Front & Side of the Property. 25ft Double Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.  
**NEST Smart Thermostat Wireless Control.**

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

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE - Ask Us For Details...**



**Entrance Hallway - 10' 9" x 6' 5" (3.27m x 1.95m)** Solid Oak K2 Rustic Lacquered Flooring - Modern Vertical Radiator - uPVC D/g Window to Front. Meter Cupboard housing Electric Smart Meter & New RCD Consumer Unit. Doors to; Main Lounge, Kitchen/Breakfast Room/Diner & Staircase to 1st Floor Landing.

**Main Lounge - 18' 2" x 10' 11" (5.53m x 3.32m)** Solid Oak K2 Rustic Lacquered Flooring - uPVC D/g Windows to Front & Rear - Modern Vertical Radiator.

**Kitchen/ Breakfast Room/ Diner - Re-Fitted & Modern - 17' 2" x 12' 1" (5.23m x 3.68m)** Large Tile Floor - Matching Wall & Base Units with Work Surfaces Over - Belfast Sink & Drainer with Mixer Tap - Integral Electric Oven, 4x Ring Induction Hob with Extractor Over - uPVC D/g Window to Rear - Inset Spot Lighting to Ceiling - Door into Utility/Downstairs W.c & uPVC Double Patio Doors to Rear Garden.

**Utility Room / Downstairs W.c - Re-Fitted & Modern - 6' 7" x 5' 9" (2.01m x 1.75m)** Large Tile Floor cont'd - Houses American Style Fridge-Freezer - Plumbed for Washing Machine with Space Over for Tumble/Dryer - Close-Coupled W.c & 2x uPVC D/g Windows to Rear.

**Side Extension - Enter via Utility Room - 7' 4" x 4' 8" (2.23m x 1.42m)**  
2nd Utility Room = 4' 7" x 4' 5" (1.40m x 1.35m)

**Side Extension - Sitting Room - 13' 0" x 10' 7" (3.96m x 3.22m)**

**Side Extension - Bedroom 4 - 12' 11" x 10' 11" (3.93m x 3.32m)**

**Side Extension - En-Suite - 9' 3" x 4' 7" (2.82m x 1.40m)**

**Staircase to 1st Floor Landing - 10' 9" x 6' 5" (3.27m x 1.95m)** Quality Fitted Grey Carpet - Hatch to Insulated Loft - Airing Cupboard housing i35 Combi-Boiler. - Doors to Bedrooms 1, 2, 3, Bath & Shower Room.

**Bedroom 1 - 18' 1" to back of fitted wardrobes x 9' 9" (5.51m x 2.97m)**

Quality Fitted Carpet - 2x uPVC D/g Windows to Rear - Modern Vertical Radiator - 3x Mirrored Sliding Doors to Fitted Wardrobes.

**Bedroom 2 - 11' 4" x 10' 2" (3.45m x 3.10m)** Quality Fitted Carpet - uPVC D/g Window to Rear - Modern Vertical Radiator.

**Bedroom 3 - 10' 11" x 9' 9" max (3.32m x 2.97m)** Quality Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator.

**Bath & Shower Room - Re-Fitted & Modern - 9' 7" x 7' 9" (2.92m x 2.36m)**

Quality Re-Fitted bath & Shower Room - Matching Floor & Wall Tiles - Large Walk-in-Shower Unit with Mixer Shower - Freestanding Feature Bath with Mixer Tap & Shower - Unique Feature Stone Cut Wash Hand Basin with Marble Tops & Vanity Cupboard Under - W.c with Marble Top - Inset Spots to Ceiling - Ladder Radiator - Extractor.

**Front / Side Garden - Very Large & Enclosed**

Laid to Lawn - Outside Tap - Side Gate Access into Rear Garden.

**Double 'Newly Brick-Paved' Driveway to Front of House**

**Double Driveway to Side of Double Garage.**

**Double Garage - Detached - 25' 0" x 15' 5" (7.61m x 4.70m)**

**Landscape, Private & Enclosed Rear Garden with Outside Bar.** Patio to Laid Lawn with Flower/Shrub Borders. Door into Double Garage - Outside Tap.



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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