

02920 204 555

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



Hill Rise
Llanedeyrn.
Cardiff. CF23 6UN

Guide Price £249,950 - £259,950
Freehold

Hill Rise, Llanedeyrn Cardiff, CF23 6UN

- 3-BED SPACIOUS FAMILY HOME
- 3x DOUBLE BEDROOMS
- 2x RECEPTION ROOMS
- VERY SPACIOUS LIVING ROOM
- DINING ROOM with FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS W.C & RE-FITTED BATHROOM SUITE
- GARAGE with POWER & LIGHTING
- STYLISH REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with BAXI COMBI-BOILER



***** Guide Price: £249,950 to £259,950 *****
EPC Rating = Awaiting Assessment.
Council Tax Band = D
FREEHOLD

A VERY WELL PRESENTED 3-BED SPACIOUS FAMILY HOME - 3x DOUBLE BEDROOMS - 2x RECEPTION ROOMS - STYLISH REAR GARDEN - GARAGE - CLOAKROOM/ DOWNSTAIRS W.C - RE-FITTED FAMILY BATHROOM SUITE - uPVC D/G WINDOWS GAS C/H with COMBI-BOILER

MR HOMES are pleased to Offer *FOR SALE* this 3-Bedroom Spacious Family Home, comprising in brief; Porch Entrance, Spacious Living Room, Dining Room. Kitchen, Cloakroom/ Downstairs W.c, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Modern Family Bathroom Suite. The Front Garden is Laid to Lawn, The West Facing Rear Garden is Enclosed and Low-Maintenance with Newly Laid Porcelain Tiles. Rear Gate Access. Door into the Garage which has Power & Lighting. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Duo-Tec 28kw ErP Combi-Boiler. ****Prime Location:**** the property offers easy access to a number of local amenities and excellent transport links

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST



Porch Entrance

5' 6" x 3' 0" (1.68m x 0.91m)

Living Room

18' 8" x 11' 0" (5.69m x 3.35m)

Dining Room

14' 0" x 10' 10" (4.26m x 3.30m)

Kitchen

9' 0" x 7' 4" (2.74m x 2.23m)

Cloakroom/ Downstairs W.c

5' 4" x 5' 0" (1.62m x 1.52m)

1st Floor Landing

11' 0" x 2' 8" (3.35m x 0.81m)

Bedroom 1

14' 0" x 9' 0" (4.26m x 2.74m)

Bedroom 2

12' 0" x 9' 0" (3.65m x 2.74m)

Bedroom 3

11' 0" x 9' 6" (3.35m x 2.89m)

Family Bathroom

9' 0" x 5' 7" (2.74m x 1.70m)

Front Garden - Laid Lawn, Rockery & Mature Tree

Rear Garden - Enclosed & Low-Maintenance with Non-Slip Porcelain Tiles

Garage with Power & Lighting

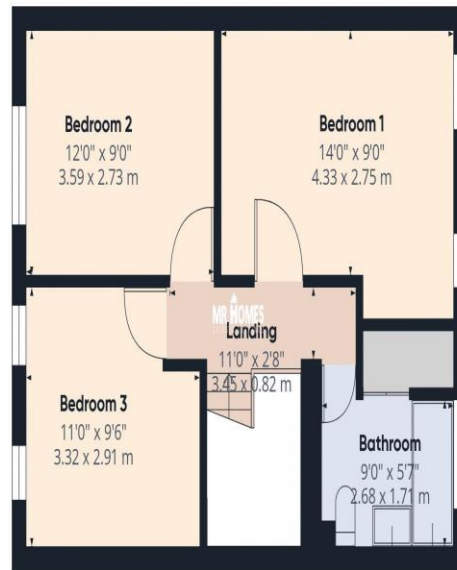
17' 0" x 8' 9" (5.18m x 2.66m)



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



CARDIFF & THE VALE

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD