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MR HOMES
SALES & LETTINGS



Clifton Street,
Roath, Cardiff
CF24 1LT

Guide Price £235,000 to £245,000
Freehold

Clifton Street, Roath, Cardiff. CF24 1LT.

- NO CHAIN - A STUNNING 3-BED PROPERTY with BEAUTIFUL VAULTED CEILINGS
- PRIME LOCATION with EXCELLENT TRANSPORT LINKS
- OPEN-PLAN LIVING & DINING ROOM
- RE-FITTED & MODERN KITCHEN
- FEATURE HIGH CEILINGS
- SOUTH-WEST FACING REAR GARDEN with OUTBUILDING
- SIDE GARDEN with ROOF COVERING
- MOVE STRAIGHT IN AS THE DECOR IS TO A VERY HIGH STANDARD
- EPC RATING = C & COUNCIL TAX BAND = D. / GAS C/H with COMBI-BOILER & uPVC D/G WINDOWS
- FREEHOLD.



NO CHAIN!!! - A STUNNING 3-BED FAMILY HOME with BEAUTIFUL VAULTED CEILINGS - MODERNISED TO A VERY HIGH STANDARD THROUGHOUT - THE PROPERTY IS FREEHOLD.

MR HOMES are excited to offer **FOR SALE** this 3-bedroom terraced house offering a wonderful blend of modern living and charm. Located in the vibrant CF24 area of Cardiff, this home is perfect for families, professionals, or investors seeking a property with excellent amenities and transport links nearby. In brief the property comprises of: 3 bedrooms, upstairs bathroom for convenience with feature vaulted ceilings, Open plan downstairs, creating a spacious environment ideal for entertaining and family living; a ready-to-enjoy garden, providing a tranquil outdoor space for relaxation, The property benefits from a wealth of amenities within walking distance, making it an ideal location for convenience and lifestyle. With a variety of local shops, cafes, and independent boutiques. For more extensive shopping, Cardiff City Centre is just a short distance away.

Enjoy a diverse range of popular restaurants. The vibrant Albany Road is also close by, offering even more choices for eating out and socializing. Roath Park, one of Cardiff's most beloved parks offering a picturesque lake and playgrounds, is within easy reach. Excellent public transport connections, with regular bus services and Cardiff Queen Street Station just a short walk away, offering direct trains to Cardiff Central and beyond. This property is an excellent choice for those looking for a home that combines the best of city living with the comfort of a suburban lifestyle. With its modern open-plan layout, spacious bedrooms, and easy access to top schools and amenities, Clifton Street is the perfect place to call home.



EPC Rating = C... & Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. **

The property offers easy access to a number of local amenities, is close to schools and has excellent transport links into Cardiff City Centre.

Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
PLEASE CONTACT MR HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK

Entrance Hallway

4' 6" x 3' 4" (1.37m x 1.02m)

Welcoming entrance with second door leading to living area

Open-Plan Living & Dining Room

22' 1" x 13' 0" (6.73m x 3.96m)

An open plan space offering a living and dining area. A tranquil space perfect for relaxing and entertaining. Stairs leading to the first floor

Kitchen

10' 0" x 8' 2" (3.05m x 2.49m)

A modern and sleek kitchen with inline filter system fitted to the sink. 4x ring gas hob, modern extractor hood over & electric fan assisted oven, plumbing for dishwasher & washing machine. Integrated Fridge-Freezer. BAXI Duo-Tec 28kw HE A Combi-Boiler.

First Floor Landing with Vaulted Ceiling

10' 10" x 3' 3" (3.30m x 0.99m)

Complimented with a modern Velux skylight window offering plenty of light from the vaulted ceiling 14' 5" 4.39m in height. Access to the three bedrooms and main bathroom.

Bedroom 1

10' 11" x 13' 8" (3.32m x 4.16m)

Fitted carpet, 2x uPVC D/g Windows to front, Radiator, Hatch to Loft

Bedroom 2

10' 2" x 8' 4" (3.10m x 2.54m)

Fitted carpet, uPVC D/g window to rear, dado rail, radiator, Door to fitted cupboard.

Bedroom 3

6' 4" x 6' 11" (1.93m x 2.11m)

Fitted carpet, uPVC D/g window to rear, radiator, Custom fitted mezzanine shelving unit with hanging rails & shelving.

Bathroom with Vaulted Ceiling

6' 1" x 4' 5" (1.85m x 1.35m)

Panel bath with mixer tap & mixer shower over, folding glass shower screen, wash hand basin with mixer tap and vanity cupboard, close-coupled W.c, 14' 5" 4.39m in height, chrome ladder/towel radiator, modern Velux skylight window offering plenty of light from the vaulted ceiling

Rear Garden - SOUTH-WEST FACING & ENCLOSED

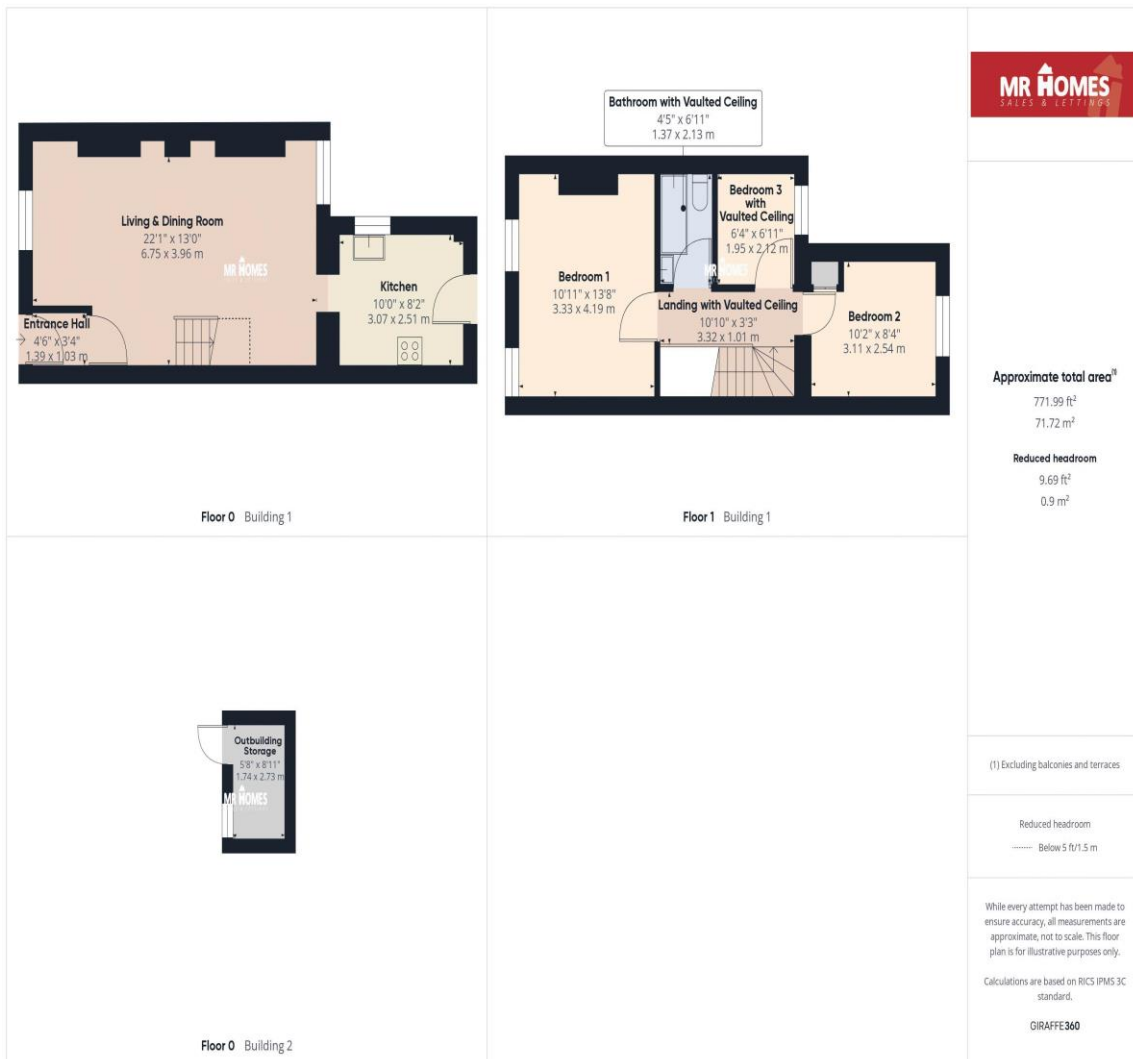
Patio with steps up to further garden space with stone chippings. Custom fitted seating area, Outside light, Water Butt, Roof Covering Side Garden.

Outbuilding/Storage

8' 11" x 5' 8" (2.72m x 1.73m)



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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