

02920 204 555

Suite 9& 10

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Heol Williams, St Edeyrns Village,
Old St Mellons,
Cardiff CF3 6AQ

Guide Price £260,000 to £270,000
Freehold

Heol Williams, St Edeyrns Village, Old St Mellons, Cardiff, CF3 6AQ

Overview

- MODERN 3-BED SEMI-DETACHED FAMILY HOME (ENERGY RATING = B.)
- LOCATED ON THE NEW 'ST EDEYRNS VILLAGE' DEVELOPMENT
- QUIET CUL-DE-SAC
- MASTER BEDROOM with EN-SUITE
- MODERN KITCHEN/DINER
- INTEGRATED APPLIANCES
- CLOAKROOM/W.C
- PRIVATE DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN!!!

A MODERN 3-BED SEMI-DETACHED FAMILY HOME - EXCELLENT TRANSPORT LINKS - EASY ACCESS TO M4 & A48 - LOCATED ON THE NEW AND EXCITING ST EDEYRNS VILLAGE DEVELOPMENT. FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Modern 3-Bedroom Semi-Detached Property, comprising in brief, Entrance Hallway, Cloakroom/ Downstairs W.c, Lounge, Kitchen/Diner with Integrated Appliances, (Fridge-Freezer, Dishwasher, Gas Hob & Electric Oven), Washing Machine Included. the 1st Floor, Landing with Access to the Insulated Loft, Master Bedroom with En-Suite, Bedrooms 2, 3 & a Family Bathroom White Matching Suite. To the Front is a Private Double Driveway, Lockable Side Gate Giving Access into the Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.



EPC Rating = D. & 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, parks and has excellent transport links.**

Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2

To submit your offer, please visit: [Make an Offer \(mr-homes.co.uk\)](http://www.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



Outside Front

Lawn & Mature Shrubs, parking for two vehicles; paving slabs lead to front door and timber side gate.

Entrance Hallway 4' 7" x 3' 8" (1.40m x 1.12m)

Accessed via composite front door with 2 x double glazed obscured glass panels; carpeted; single radiator; RCD Consumer Unit; access to downstairs W.C. and Living Room; carpeted stairs raising to first floor.

Cloakroom/Downstairs W.c 5' 7" x 3' 1" (1.70m x 0.94m)

Vinyl flooring; single radiator; low level W.c.; pedestal wash hand basin with separate hot and cold taps; tiled splashback; uPVC double glazed obscured window to front.

Lounge 14' 4" x 11' 11" (4.37m x 3.63m)

Carpeted; single radiator; uPVC double glazed window to front; access to under stairs storage; access to Kitchen.

Kitchen/Diner 15' 3" x 9' 0" (4.64m x 2.74m)

Vinyl flooring; matching base and wall units; worktops with splashbacks; gas hob with electric hood over; electric fan oven; integrated dishwasher; space and plumbing for washing machine; space for free-standing fridge freezer; stainless steel sink with mixer tap, half bowl and draining board; uPVC double glazed window to rear and uPVC fully double-glazed doors with access to rear garden.

First Floor Landing 5' 11" x 3' 1" (1.80m x 0.94m)

Carpeted stairs with integrated timber handrail; carpeted landing with access to 3 x bedrooms, Family Bathroom, and storage cupboard; loft access hatch

Master Bedroom 11' 10" x 9' 6" (3.60m x 2.89m)

Carpeted; single radiator; access to over stair storage and En-Suite shower room; uPVC double glazed window to front.

En-Suite Shower Room 6' 3" x 6' 5" (1.90m x 1.95m)

Vinyl flooring; single radiator; low level W.C.; pedestal wash hand basin with separate hot and cold taps; corner shower cubicle with mains shower; uPVC double glazed obscured window to front; extractor fan.

Bedroom 2 9' 2" x 7' 7" (2.79m x 2.31m)

Carpeted; single radiator; uPVC double glazed window to rear.

Bedroom 3 7' 7" x 5' 10" (2.31m x 1.78m)

Carpeted; single radiator; uPVC double glazed window to rear.

Family Bathroom 6' 2" x 5' 11" (1.88m x 1.80m)

Vinyl flooring; single radiator; panelled bath with separate hot and cold taps; low level W.C.; pedestal wash hand basin with separate hot and cold taps; uPVC double glazed obscured window to side; extractor fan

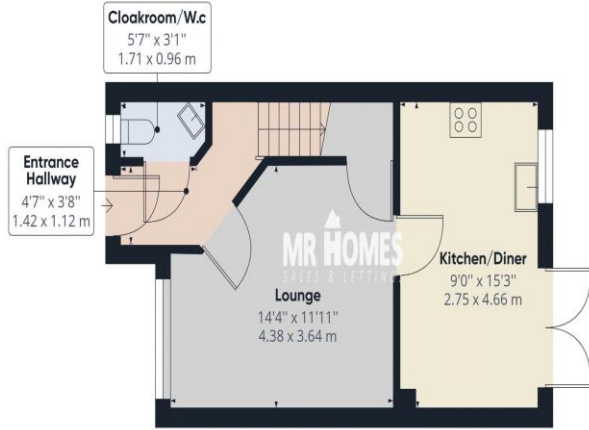
Private Double Driveway to Front - Brick-Paved

Rear Garden

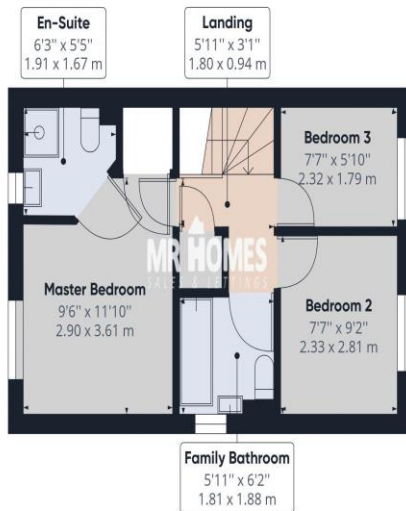
Mainly laid to lawn, side access via timber gate and concrete slabbed pathway



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



Floor 1



Approximate total area⁽¹⁾

705.83 ft²

65.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD