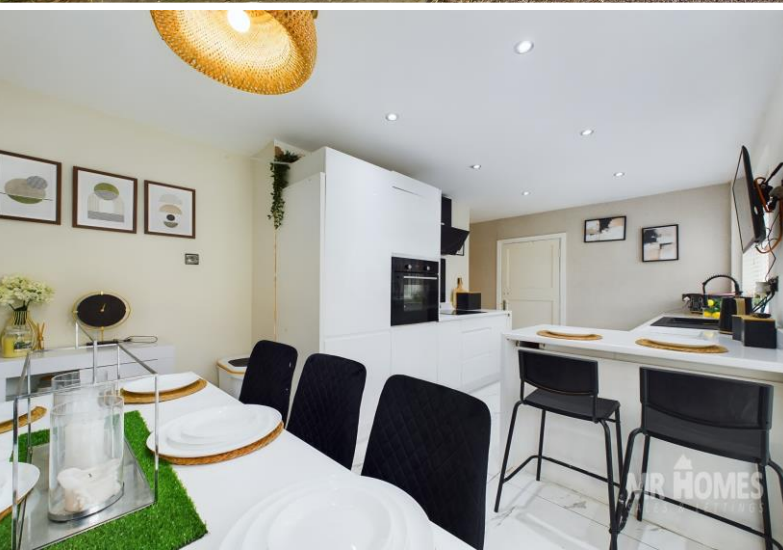


02920 204 555

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



Prendergast Place,
Caerau, Cardiff
CF5 5LP

Guide Price £230,000 to £240,000
Freehold

Prendergast Place, Caerau, Cardiff. CF5 5LP.

- 3-BED SPACIOUS FAMILY HOME
- ATTIC ROOM
- RE-FITTED KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS W.C
- RE-FITTED FAMILY BATHROOM SUITE
- LARGE PRIVATE DRIVEWAY
- VERY LARGE & ENCLOSED REAR GARDEN
- OUTBUILDING
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



3-BED SEMI-DETACHED SPACIOUS FAMILY HOME
ATTIC ROOM - RE-FITTED KITCHEN/DINER - UTILITY ROOM &
DOWNSTAIRS W.C - RE-FITTED FAMILY BATHROOM SUITE -
TILED FLOORING TO GROUND FLOOR - LARGE PRIVATE
DRIVEWAY - LOCKABLE SIDE GATE ACCESS INTO THE VERY
LARGE & ENCLOSED REAR GARDEN - OUTBUILDING/STORAGE
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Very Well Presented 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Kitchen/Diner, Utility Room, Downstairs W.c, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3, Family Bathroom Suite, Staircase to the Attic Room. The Front Garden is Laid to Lawn, Enclosed by Brick Walls to Sides, Lockable Side Gate Accessing the Very Large & Enclosed Rear Garden. Brick Built Outbuilding Used for Storage. Large Private Driveway to Front. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal 30kw Combi-Boiler.

EPC Rating = C. Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway

10' 2" x 6' 6" (3.10m x 1.98m)

Living Room

13' 10" x 11' 6" (4.21m x 3.50m)

Kitchen/Diner - Re-Fitted

17' 11" x 8' 5" min (5.46m x 2.56m)

Utility Room

5' 11" x 3' 2" (1.80m x 0.96m)

Downstairs W.c

4' 10" x 3' 0" (1.47m x 0.91m)

First Floor Landing

7' 9" x 6' 8" (2.36m x 2.03m)

Staircase to Attic Room

Bedroom 1

12' 1" x 12' 0" (3.68m x 3.65m)

Bedroom 2

14' 7" x 8' 8" (4.44m x 2.64m)

Bedroom 3

9' 7" x 7' 11" (2.92m x 2.41m)

Family Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Attic Room

15' 3" x 10' 11" (4.64m x 3.32m)

Outside Front - Laid Lawn - Lockable Side Gate Access into Rear Garden

Large Private Driveway to Front

Very Large Rear Garden - Enclosed

Outbuilding/Storage



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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