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MR HOMES
SALES & LETTINGS



Walston Road,
Wenvoe, Cardiff
CF5 6AW

Guide Price £375,000 to £399,950
Freehold

Walston Road, Wenvoe, Cardiff. CF5 6AW.

- TOTAL HOUSE REFURB
- WOW FACTOR
- MOVE STRAIGHT IN
- MOUNTAIN VIEWS
- PORCH & CLOAKROOM
- 19ft KITCHEN/DINER
- QUARTZ WORK TOPS
- UTILITY ROOM
- OFF-ROAD PARKING
- 14ft GARAGE with REMOTE ROLLER SHUTTER DOOR



WOW FACTOR

3-BED FAMILY HOUSE REFURBISHED THROUGHOUT - ACHIEVES MOUNTAIN VIEWS

MOVE STRAIGHT INTO THIS MODERN & CONTEMPORARY 3-BEDROOM SEMI-DETACHED FAMILY HOME

BRAND NEW ROOF, FACIAS & GUTTERING (2022)

ENTRANCE PORCH - CLOAKROOM/DOWNSTAIRS W.C - STUNNING KITCHEN/DINER with QUARTZ WORKTOPS & INTEGRATED APPLIANCES

UTILITY ROOM with QUARTZ WORKTOPS

PRIVATE 'BRICK-PAVED' DRIVEWAY - LARGE GARAGE

ATTRACTIVE LANDSCAPED FRONT GARDEN

ENCLOSED LANDSCAPED REAR GARDEN

FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Immaculately Presented 3-Bed Semi-Detached Family Home comprising in brief; Porch Entrance, Hallway, Re-Fitted Cloakroom, Lounge, Re-Fitted Quality Kitchen/Diner with Quartz Work Surfaces, Utility Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Modern & Re-Fitted Family Bathroom. Brick-Paved Driveway to Front of the Garage which leads into the Utility Room. Attractive Front Landscaped Garden, Enclosed Rear Garden, Raised Decking to Laid Lawn. uPVC Double Glazing Windows & Doors, Gas C/h powered by an Ideal Independent c30 Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/walstonroad44ap/>

EPC Rating = C. Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains.

Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Porch Entrance - 4' 7" x 3' 9" (1.40m x 1.14m)

Entered via uPVC D/g Door - Recessed entrance Coir Mat - uPVC D/g Door into Hallway.

Hallway - 13' 5" x 3' 7" (4.09m x 1.09m)

Tiled Flooring - Understair Storage Cupboard - Doors to; Cloakroom, Lounge, Kitchen/Diner & Staircase to 1st Floor Landing.

Cloakroom/Downstairs W.c - 5' 3" x 2' 9" (1.60m x 0.84m)

Tiled Flooring - Wash Hand Basin with Mixer Tap set in Vanity Unit - Close-Coupled W.c - uPVC Obscured D/g Window to Front - Wall Mounted Electric RCD Consumer Unit,

Living Room - 13' 5" x 11' 9" (4.09m x 3.58m)

Quality Fitted New Thick Pyle Carpet - Wall Mounted Electric Fire.

Kitchen/Diner/Breakfast Room - 18' 6" x 11' 1" (5.63m x 3.38m)

Tiled Flooring cont'd from Hallway, Quality Re-Fitted Kitchen with White High Gloss Doors & Quartz Work Surfaces Over. Integrated Dishwasher - SMEG Electric Oven - SMEG 4x Ring Gas Hob with Modern Suspended Extractor Over - Inset Spotlighting to Ceiling - uPVC D/g Patio Sliding Door Juliet Balcony Overlooking Rear Garden and also Achieving Panoramic Views. Doorway to Utility Room.

Utility Room - 8' 3" x 6' 7" (2.51m x 2.01m)

Tiled Flooring - Matching Wall & Base Units with White High Gloss Doors and Quartz Work Surfaces Over - Integrated Washing Machine - Inset Spotlighting to Ceiling - Door into Garage & uPVC D/g Door to Rear Garden.

Staircase & 1st Floor Landing - 8' 9" x 4' 3" (2.66m x 1.29m)

Quality Fitted New Thick Pyle Carpet - Hatch to Insulated Loft - Doors to; Bedrooms 1, 2 3, Re-Fitted Family Bathroom Suite & an Airing Cupboard housing an Ideal Independent c30 Combi-Boiler.

Bedroom 1 - 13' 6" x 10' 11" max (4.11m x 3.32m)

Quality Fitted New Thick Pyle Carpet. 3x Mirrored Doors to Fitted Wardrobe.

Bedroom 2 - 11' 1" x 9' 1" min (3.38m x 2.77m)

Quality Fitted New Thick Pyle Carpet - 2x Mirrored Doors to Fitted Wardrobe.

Bedroom 3 - 10' 0" x 7' 5" (3.05m x 2.26m)

Quality Fitted New Thick Pyle Carpet - Door to Fitted Cupboard with Hanging Rail and Fixed Shelving.

Family Bathroom - Re-Fitted - 7' 2" x 5' 8" (2.18m x 1.73m)

Quality Fitted Bathroom Suite - Tiled Flooring - Double Walk-In Shower with Dual Rainfall & Handheld Shower Heads - Close-Coupled W.c & Wash Hand Basin with Mixer Tap Set in Vanity Unit - Ceiling Mounted Extractor Fan - Walls Tiled Up to Half Height & Ceiling Height around Shower.

Attractive Front Garden - Landscaped

Laid Astro Turf and Stone Chip Borders.

Rear Garden - Enclosed

Raised Decking & Laid Lawn, Patio Sun-Terrace.

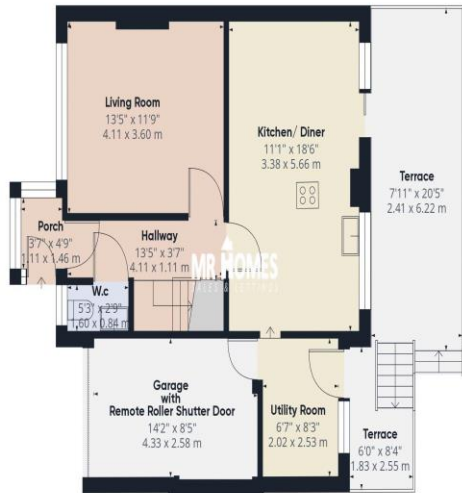
Brick-Paved Driveway - Leads to Garage

Garage - Integral - 14' 2" x 8' 5" (4.31m x 2.56m)

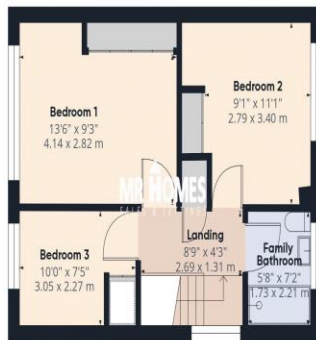
Remote Electric Roller Shutter Door - Power Points & Lighting - Door into Utility Room.



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1067.78 ft²
99.2 m²

Balconies and terraces

214.96 ft²
19.97 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer