

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](http://www.mr-homes.co.uk)

  
**MR HOMES**  
SALES & LETTINGS



Tangmere Drive  
Cardiff  
CF5 2PQ

Guide Price £269,950 to £279,950  
Freehold

# Tangmere Drive, Cardiff CF5 2PQ.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED SEMI-DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN
- 23ft LIVING & DINING ROOM
- 2nd RECEPTION ROOM with DOWNSTAIRS W.c
- ENCLOSED FRONT GARDEN
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- WORK SHED (with PowerPoints & Lighting) & TOOL SHED
- uPVC D/G WINDOWS & GAS C/H with BRAND NEW COMBI-BOILER
- FREEHOLD



\*\*\* Guide Price: £269,950 to £279,950 \*\*\*

NO CHAIN - OPEN TO OFFERS

3-BED SEMI-DETACHED FAMILY HOME  
SOUTH-FACING REAR GARDEN BACKS ONTO WOODLAND SOUGHT  
AFTER LOCATION - 23ft LIVING & DINING ROOM 2nd RECEPTION  
ROOM with DOWNSTAIRS W.c - KITCHEN - RE-FITTED SHOWER  
ROOM - ENCLOSED FRONT GARDEN - LOCKABLE SIDE GATE TO  
ACCESS REAR GARDEN  
PRIVATE DRIVEWAY  
FREEHOLD.

**MR HOMES** Offer FOR SALE this 3-Bedroom Semi-Detached Family Home located on the Sought After Tangmere Drive, Cardiff. The Property comprises in brief; Entrance Hall, Living & Dining Room, Kitchen, 2nd Reception Room, Downstairs W.c, Staircase to the First Floor Landing with Hatch Access to Loft, Airing Cupboard, Bedroom 1, Bedroom 2, Bedroom 3, & a Re-fitted Shower Room. The Front Garden is Enclosed, there is a Lockable Side Gate Giving Access into the South-Facing & Enclosed Rear Garden that backs onto Woodland & a Private (Brick-Paved) Driveway to Front. To the Side of the Property are the Work Shed with PowerPoints & Lighting and Tool Shed. uPVC Double Glazing Windows & Gas Central Heating Powered by a Brand-New MAIN Eco Compact.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/tangmeredrive28ap/>

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](http://WWW.MR-HOMES.CO.UK)



**Entrance Hall**

4' 7" x 4' 1" (1.40m x 1.24m)

**2nd Reception Room**

15' 10" x 8' 1" (4.82m x 2.46m)

**Downstairs W.c (Saniflo)**

**Living & Dining Room**

23' 5" x 11' 10" max (7.13m x 3.60m)

**Kitchen**

10' 5" x 9' 0" (3.17m x 2.74m)

**First Floor Landing**

9' 2" x 6' 11" (2.79m x 2.11m)  
Hatch to Loft.

**Bedroom 1**

11' 8" x 11' 0" (3.55m x 3.35m)

**Bedroom 2**

11' 7" x 11' 1" (3.53m x 3.38m)

**Bedroom 3**

8' 8" x 7' 4" (2.64m x 2.23m)

**Shower Room - Re-Fitted**

8' 4" x 6' 7" (2.54m x 2.01m)

**Front Garden - Enclosed**

Lockable Side Gate Access to Rear Garden

**Rear Garden - Enclosed & SOUTH FACING**

**Private 'Brick-Paved' Driveway**

**Work Shed with PowerPoints & Lighting & Tool Shed**



**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

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

**02920 204 555**