

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



Cyntwell Place,
Caerau, Cardiff
CF5 5QL

Guide Price £159,950 to £169,950
Freehold

Cyntwell Place, Caerau, Cardiff CF5 5QL.

- NO CHAIN
- LARGE CORNER PLOT
- 3-BED END-OF-LINK FAMILY HOME
- 2x RECEPTION ROOMS
- KITCHEN - L-SHAPED
- DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- LARGE FRONT & SIDE GARDEN / ENCLOSED REAR GARDEN
- PRIVATE 'GATED' DRIVEWAY
- FREEHOLD



*** Guide Price: £159,950 to £169,950 ***

NO CHAIN.

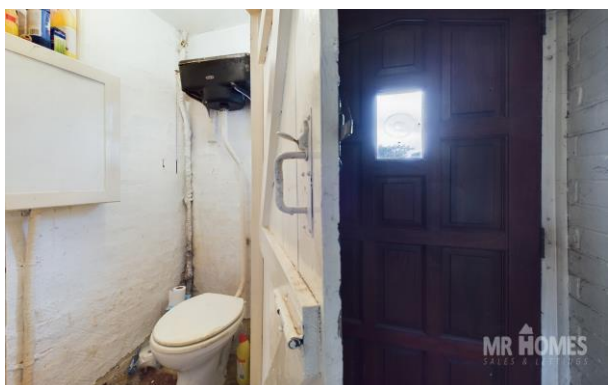
3-BED FAMILY HOME SET ON A LARGE CORNER PLOT
REQUIRES MODERNISATION - PORCH ENTRANCE
2x RECEPTION ROOMS - L-SHAPED KITCHEN –
DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS - 1st FLOOR
BATHROOM - LARGE FRONT & SIDE GARDEN - ENCLOSED REAR
GARDEN - PRIVATE 'GATED' DRIVEWAY
FREEHOLD.



MR HOMES are pleased to Offer *FOR SALE* this 3-Bedroom End-of-Link Family Home. The property requires in brief; Porch Entrance, Hallway, Living Room, Dining Room, Kitchen, Rear Lobby, Downstairs W.c, 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom. The Front & Side Garden is Enclosed by Medium-Level Brick Walls, The Rear Garden is Enclosed. To the Front is a Private 'Gated' Driveway. uPVC Double Glazed Windows & Gas Central Heating, Powered by a Veissmann Combi-Boiler *10 Yrs Old Approx. *As Advised by Vendor.



EPC Rating = D. 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

Porch Entrance

5' 8" x 2' 6" (1.73m x 0.76m)

Hallway

11' 5" x 5' 8" (3.48m x 1.73m)

Living Room

13' 8" x 11' 6" (4.16m x 3.50m)

Dining Room

11' 4" x 7' 7" (3.45m x 2.31m)

Kitchen

16' 2" max x 15' 0" max (4.92m x 4.57m)

Rear Lobby

3' 1" x 2' 9" (0.94m x 0.84m)

Downstairs W.c

4' 1" x 2' 8" (1.24m x 0.81m)

1st Floor Landing - T-Shaped

9' 5" x 2' 9" (2.87m x 0.84m)

Bedroom 1 with Fitted Cupboard

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom 2 with Fitted Cupboard

12' 9" x 9' 1" (3.88m x 2.77m)

Bedroom 3

11' 8" x 9' 4" (3.55m x 2.84m)

Bathroom

9' 1" x 5' 8" (2.77m x 1.73m)

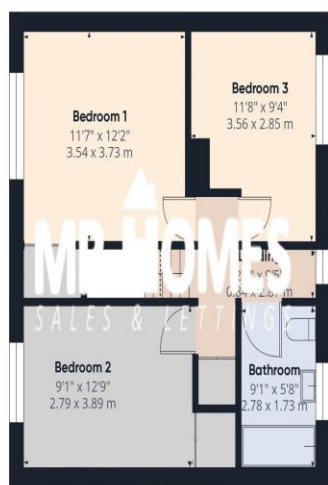
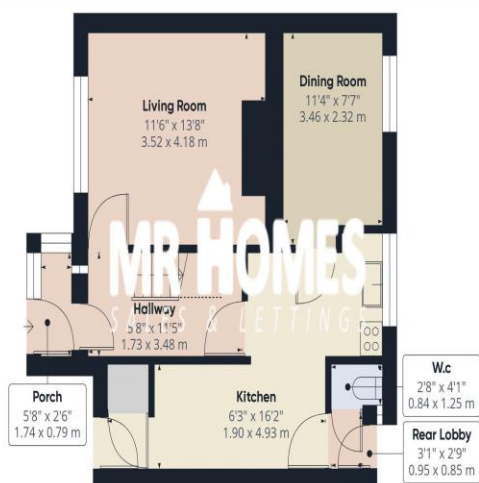
Front & Side Garden - Laid Lawn Enclosed by Brick Walls

Rear Garden - Enclosed

Private 'Gated' Driveway



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.



Approximate total area⁽¹⁾
 973.38 ft²
 90.43 m²

Reduced headroom
 152.96 ft²
 1.32 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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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www.mr-homes.co.uk/make-an-offer