

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



Lauriston Park,  
Caerau, Cardiff  
CF5 5QA

Guide Price £200,000 to £210,000  
Freehold



# Lauriston Park, Caerau, Cardiff. CF5 5QA.

- NO CHAIN - 2-BED END-OF-LINK HOUSE
- LARGE CORNER PLOT
- MODERN KITCHEN
- SPACIOUS LIVING ROOM
- CONSERVATORY
- 2x DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- LARGE 'BRICK-PAVED' DRIVEWAY & CARPORT
- FRONT & SIDE GARDENS - ENCLOSED TWO-TIERED REAR GARDEN
- FREEHOLD

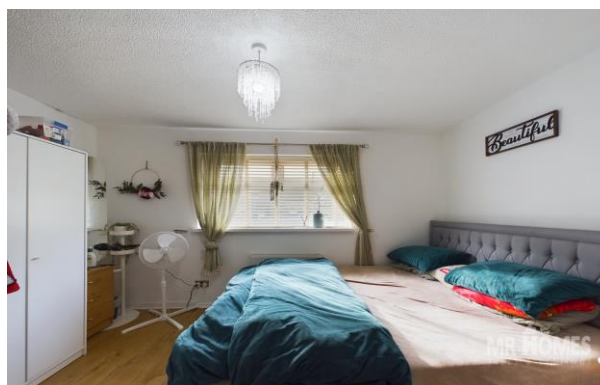


\*\*\* Guide Price: £200,000 to £210,000 \*\*\*

NO CHAIN - 2x DOUBLE BED END-OF-LINK PROPERTY - IDEAL STARTER HOME - LARGE CORNER PLOT - MODERN KITCHEN & SHOWER ROOM - SPACIOUS LIVING/DINING ROOM - CONSERVATORY - LARGE 'BRICK-PAVED' PRIVATE DRIVEWAY & CARPORT - FRONT & SIDE GARDENS - ENCLOSED TWO-TIERED REAR GARDEN (LOW-MAINTENANCE) - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER FREEHOLD.



**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom End-of-Link Property comprising in brief: Entrance Hallway, Archway to Modern Kitchen, Spacious Living/Dining Room, Conservatory, Spiral Staircase to the 1st Floor Landing, Bedroom 1 with Sliding Door, Bedroom 2 with Sliding Door & Airing/Storage Cupboard & Family Shower Room. The Large Front & Side Gardens are Enclosed. Large Brick-Paved Driveway to Front & Carport to Side. Lockable Side Gate Accessing the The Two-Tiered Rear Garden which is Low-Maintenance & Enclosed. uPVC Double Glazing Windows & Gas Central Heating Powered by a 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**

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

**Entrance Hallway**

7' 11" x 4' 6" (2.41m x 1.37m)

**Kitchen**

7' 11" x 7' 10" (2.41m x 2.39m)

**Living Room**

16' 7" x 12' 6" (5.05m x 3.81m)

**Conservatory**

10' 7" x 7' 2" (3.22m x 2.18m)

**1st Floor Landing**

7' 9" x 2' 9" (2.36m x 0.84m)

**Bedroom 1**

12' 6" x 8' 9" (3.81m x 2.66m)

**Bedroom 2**

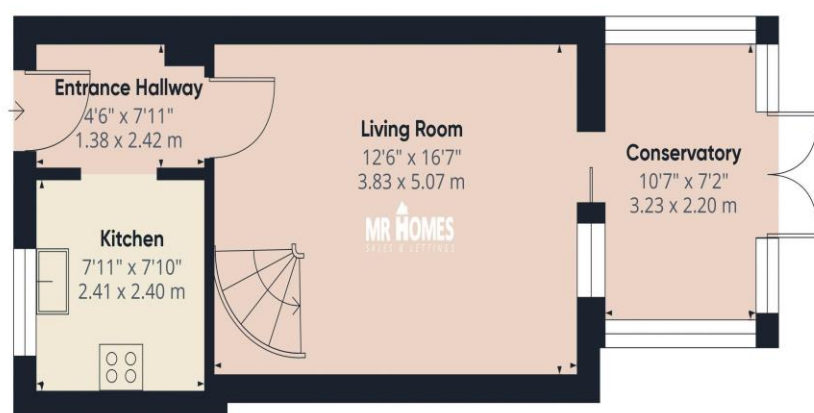
12' 6" x 7' 10" (3.81m x 2.39m)

**Shower Room**

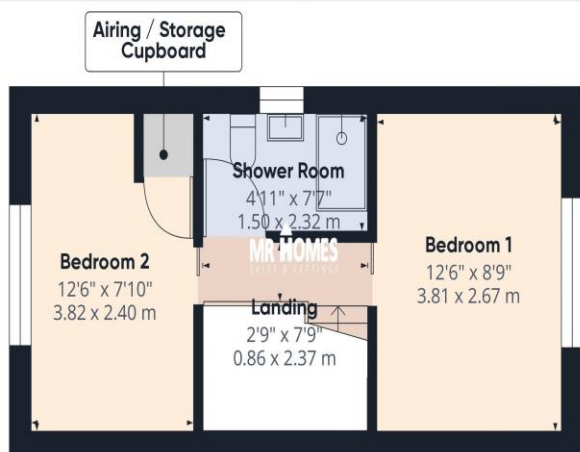
7' 7" x 4' 11" (2.31m x 1.50m)

**Front & Side Gardens - Corner Plot****Large Brick-Paved Private Driveway & Carport****Rear Garden - Two Tiered & Enclosed**

**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<sup>(1)</sup>**

647.24 ft<sup>2</sup>  
60.13 m<sup>2</sup>

**Reduced headroom**

20.06 ft<sup>2</sup>  
1.86 m<sup>2</sup>

(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

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

**02920 204 555**