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MR HOMES
SALES & LETTINGS



Haverford Way,
Caerau, Cardiff
CF5 5EN

Guide Price £239,950 to £249,950
Freehold

Haverford Way, Caerau, Cardiff. CF5 5EN.

- 4-BED SEMI-DETACHED FAMILY HOME
- GROUND FLOOR BEDROOM with EN-SUITE WET ROOM
- SPACIOUS LIVING ROOM & L-SHAPED KITCHEN
- 3x DOUBLE BEDROOMS to FIRST FLOOR
- MODERN FAMILY BATHROOM
- LARGE PRIVATE DRIVEWAY
- SOUTH FACING LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD.
- SOLAR PANELS TO REAR ROOF (A SHADE GREENER)



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4-BED SEMI-DETACHED FAMILY HOME - EARLY VIEWING HIGHLY RECOMMENDED - GROUND FLOOR BEDROOM & EN-SUITE WET/SHOWER ROOM - 22ft SPACIOUS LIVING ROOM - L-SHAPED KITCHEN - OUTHOUSE/UTILITY - STORAGE ROOM - 1ST FLOOR LANDING - 3x DOUBLE BEDROOMS - FAMILY BATHROOM SUITE - PRIVATE DRIVEWAY TO FRONT - LOCKABLE SIDE GATE ACCESS INTO THE ENCLOSED REAR GARDEN which is SOUTH FACING - WORKSHOP - uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING with COMBI-BOILER
* FREEHOLD *

MR HOMES are pleased to Offer **FOR SALE** this 4-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Storage Room - Previously W.c (plumbing & drainage still present), Living Room, L-Shaped Kitchen, Outhouse/Utility, Bedroom 4, En-Suite Wet/Shower Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. Private Driveway to the Front, Lockable Side Gate Access into the Enclosed Rear Garden which is South Facing. Workshop at the Rear of the Garden. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Ferroli Modena 32C HE Combi-Boiler Housed in the Loft.

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

8' 2" x 5' 1" (2.49m x 1.55m)

Storage Room - Previously W.c (plumbing & drainage still present)

4' 7" x 2' 7" (1.40m x 0.79m)

Living Room

21' 11" x 11' 10" (6.68m x 3.60m)

Kitchen

14' 8" x 7' 10" (4.47m x 2.39m)

Outhouse / Utility

12' 9" x 4' 5" (3.88m x 1.35m)

Bedroom 4/ Ground Floor

10' 2" x 9' 3" (3.10m x 2.82m)

En-Suite/ Wet/ Shower Room

10' 3" x 6' 6" (3.12m x 1.98m)

1st Floor Landing

7' 3" x 5' 8" (2.21m x 1.73m)

Hatch to Insulated & Boarded Loft, Loft Light, Attached Ladders.
Feroli Modena 32C HE Combi-Boiler Housed in Loft. (*fitted 10/11 years approx. *As Advised by Vendor).

Bedroom 1 with Fitted Wardrobe

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom 2

12' 9" x 8' 0" minimum width (3.88m x 2.44m)

Bedroom 3

9' 4" x 8' 10" (2.84m x 2.69m)

Family Bathroom - 3-Piece White Matching Suite

8' 3" x 7' 4" (2.51m x 2.23m)

Private Driveway to Front

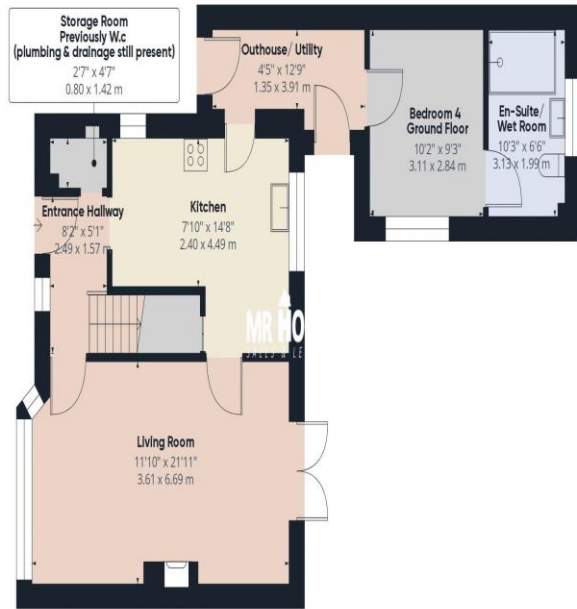
Front Garden & Lockable Side Gate Accessing the Rear Garden

SOUTH-FACING Rear Garden - Enclosed

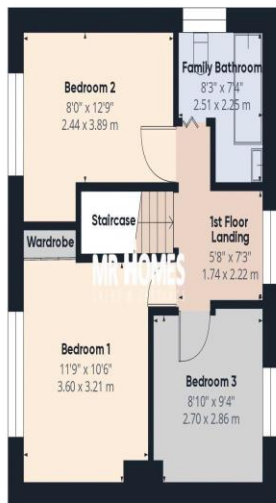
Workshop



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⁾

1120.96 ft²

104.14 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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