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MR HOMES
SALES & LETTINGS



Instow Place
Llanrumney, Cardiff
CF3 5TN

Asking Price £260,000
Freehold

Instow Place, Llanrumney, Cardiff, CF3 5TN

- EXTENDED 3-BEDROOM
- LARGE ENCLOSED REAR GARDEN
- NEW DRIVEWAY (SUMMER 2023)
- NEW WINDOWS & FRONT DOORS
- GENEROUS KITCHEN/DINER
- LARGE MODERN FAMILY BATHROOM
- DUAL ASPECT LIVING ROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



EXTENDED 3-BED SEMI-DETACHED FAMILY HOME - NEW (SUMMER 2023) IMPRINT CONCRETE DRIVEWAY - NEW FRONT DOORS & WINDOWS - DUAL ASPECT LIVING ROOM - DINING AREA - KITCHEN - LARGE & ENCLOSED REAR GARDEN - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market this Extended 3 Bedroom Semi-Detached Property, comprising in brief: Entrance Hall; Living Room; Dining Area; Kitchen; First Floor Landing; Bedrooms 1, 2, & 3 and Family Bathroom. Private Driveway to Front. Enclosed North Facing Rear Garden. uPVC Double Glazed Windows & Gas Central Heating powered by a Combi Boiler.

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D

Mains Electricity & Gas. Mains Water and Sewerage Connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Imprint Concrete Driveway (installed summer 2023)

Entrance Hall

7' 2" x 3' 4" PLUS UNDERSTAIRS (2.18m x 1.02m)

Accessed via composite front door with diamond pattern obscured DG panels; laminate flooring; radiator; RCD consumer unit and electricity meter and gas meter under stairs; staircase rising to first floor with uPVC obscured DG picture window to side

Dining Area

11' 7" MAX x 17' 6" MAX (3.53m x 5.33m)

Tiled flooring; double radiator; understairs cupboard; uPVC door with obscured DG panel providing access to front; uPVC DG picture window to front

Kitchen

14' 4" x 8' 6" (4.37m x 2.59m)

Tiled flooring; fully tiled walls; matching wall and base units with worktops over and tiled splashbacks; Belfast-style sink with stainless steel mixer tap; integrated Indesit 4-ring gas hob with extractor hood over; integrated Russell Hobbs electric fan-assisted oven; space and plumbing for washing machine; space for tumble dryer; space and plumbing for dishwasher; space for free-standing fridge/freezer; 2 uPVC DG windows, one to side, one to rear; uPVC door with obscured DG panels providing access to rear garden

Living Room

19' 9" x 9' 8" MIN (6.02m x 2.94m)

Laminate wood flooring; 2 x radiators; uPVC DG window to front; uPVC DG sliding/tilting patio door providing access to rear garden

First Floor Landing

16' 7" MIN x 2' 11" MIN (5.05m x 0.89m)

Carpeted; uPVC obscured DG window to side; storage cupboard; access to all Bedrooms and Family Bathroom

Bedroom 1

8' 11" x 14' 7" PLUS CUPBOARD (2.72m x 4.44m)

Carpeted; radiator; over stairs cupboard housing gas central heating combi boiler; uPVC DG window to front

Bedroom 2

10' 5" x 8' 6" MIN PLUS STORAGE (3.17m x 2.59m)

Carpeted; modern radiator; storage cupboard; uPVC DG window to rear

Family Bathroom

10' 9" x 5' 2" (3.27m x 1.57m)

Vinyl flooring; fully tiled walls; matching white suite comprising WC, pedestal wash hand basin with stainless steel mixer tap and P-shaped bath with stainless steel mixer tap and shower connection; glass shower screen; modern radiator; extractor fan; uPVC obscured DG window to side

Bedroom 3

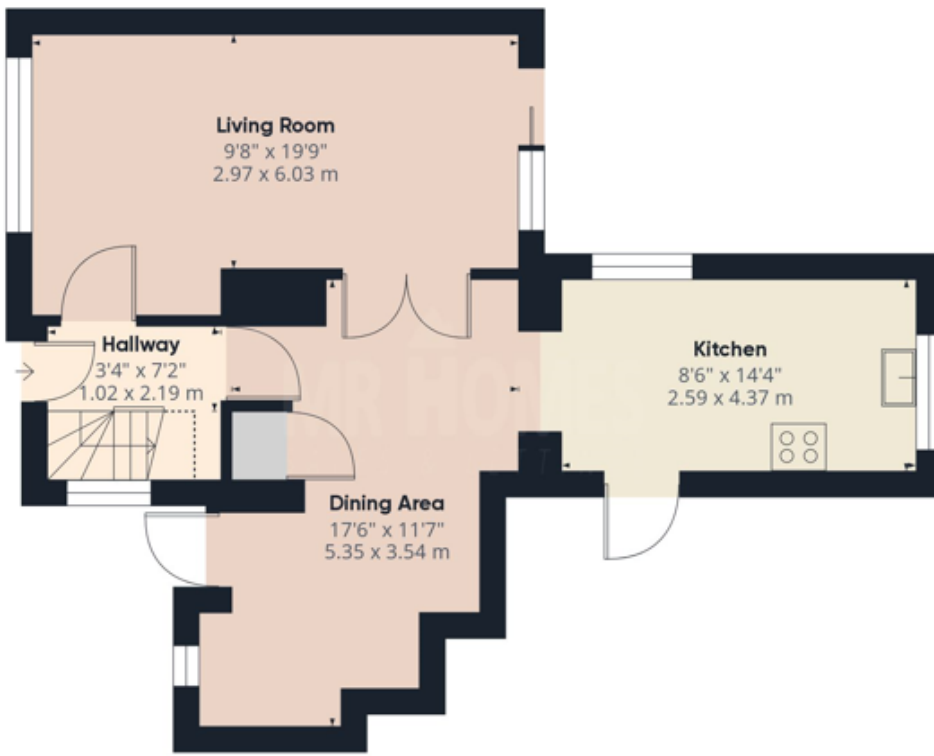
7' 3" x 8' 5" (2.21m x 2.56m)

Carpeted; modern radiator; uPVC DG window to rear

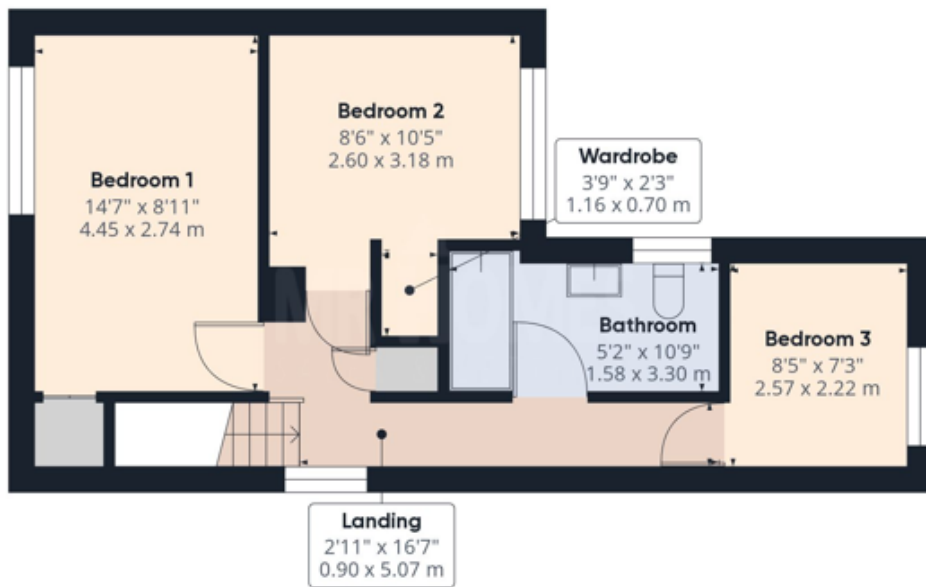
Rear Garden

Patio area laid with paving slabs; remainder laid to lawn; raised seating area to bottom corner laid with paving slabs and bordered with low-level block wall and capping stones; timber shed





Floor 0



Floor 1

Approximate total area: 972.83 ft² / 90.38 m²

Reduced headroom: 8.34 ft² / 0.77 m²

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.

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

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