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**MR HOMES**  
SALES & LETTINGS



Ash Place  
Fairwater, Cardiff  
CF5 3PP

Guide Price £215,000 to £225,000  
Freehold



# Ash Place, Fairwater, Cardiff, CF5 3PP

- NO CHAIN
- 3-BEDROOM SEMI-DETACHED
- IDEAL INVESTMENT OPPORTUNITY
- SOUTH-EAST FACING REAR GARDEN
- PARKING TO REAR
- DOWNSTAIRS WC
- OUTBUILDING
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



NO CHAIN - 3-BEDROOM SEMI-DETACHED – IDEAL FIRST FAMILY HOME – IDEAL INVESTMENT OPPORTUNITY – MODERN KITCHEN – SEPARATE DINING ROOM – LARGE LIVING ROOM - FRONT GARDEN – SOUTH-EAST FACING ENCLOSED REAR GARDEN WITH OUTBUILDING - REAR GATE WITH ACCESS TO OFF-ROAD PARKING AREA - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - FREEHOLD

**MR HOMES** are delighted to represent our clients in bringing to the market with **NO ONGOING CHAIN** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Porch; Entrance Hall; Downstairs WC; Living Room; Dining Room; Kitchen; Staircase to the First Floor Landing; Bedrooms 1, 2 & 3 & Family Bathroom. Front Garden; Rear Garden with Outbuilding and Lockable Gate providing access to Rear Off-Road Car Parking Area. uPVC Double Glazed Windows & Gas Central Heating powered by Ideal Esprit eco Combi Boiler

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

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

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO

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



## Outside Front

Mainly laid to lawn; concrete pathway leading to

## Entrance Porch

9' 11" x 3' 6" (3.02m x 1.07m)

Accessed via uPVC door with obscured DG panel; carpeted; access to Entrance Hall and Rear Garden

## Entrance Hall

6' 10" MIN x 6' 11" MAX (2.08m x 2.11m)

Accessed via solid timber door with obscured glazed panel; laminate wood flooring; radiator; small storage cupboard; access to all ground floor rooms and staircase to first floor

## Downstairs WC

5' 6" x 2' 2" (1.68m x 0.66m)

Laminate wood flooring; fully tiled walls; WC; single glazed obscured window to side

## Kitchen

8' 4" x 8' 0" (2.54m x 2.44m)

Vinyl flooring; matching wall and base units with worktops over and brick-style tiled Splashbacks; stainless steel sink with draining board and steel mixer tap; integrated ZANUSSI 4-ring gas hob with ZANUSSI extractor hood over; integrated ZANUSSI electric fan-assisted oven; storage area containing RCD Consumer Unit, fuse box and electricity meter; Ideal Esprit eco gas central heating Combi boiler; uPVC DG window to rear

## Dining Room

11' 10" x 11' 1" (3.60m x 3.38m)

Carpeted; radiator; gas feature fireplace; uPVC sliding patio doors to Rear Garden

## Living Room

11' 0" x 12' 11" (3.35m x 3.93m)

Laminate wood flooring; radiator; gas feature fireplace; uPVC DG window to front

## First Floor Landing

9' 3" MAX x 3' 0" MIN (2.82m x 0.91m)

Carpeted; radiator; access to all Bedrooms and Disabled Access Shower Room; access hatch to loft; uPVC obscured DG window to front

## Bedroom 1

12' 1" x 11' 3" PLUS STORAGE (3.68m x 3.43m)

Carpeted; radiator; built-in wardrobe; uPVC DG window to front

## Bedroom 2

10' 10" x 11' 3" PLUS STORAGE (3.30m x 3.43m)

Carpeted; radiator; built-in storage cupboard; uPVC DG window to rear

## Bedroom 3

8' 6" x 8' 10" (2.59m x 2.69m)

Carpeted; radiator; uPVC DG window to rear

## Disabled Access Shower Room

6' 3" x 5' 6" (1.90m x 1.68m)

Vinyl flooring; radiator; WC; sink with separate hot and cold taps; disabled access shower with seat and AKW electric shower; shower curtain rail; uPVC obscured DG window to side

## Rear Garden

Patio area laid to concrete; area laid to lawn; concrete steps to lower level providing access to Outbuilding; concrete path with area laid to lawn to side; timber rear gate providing access to parking area

## Outbuilding

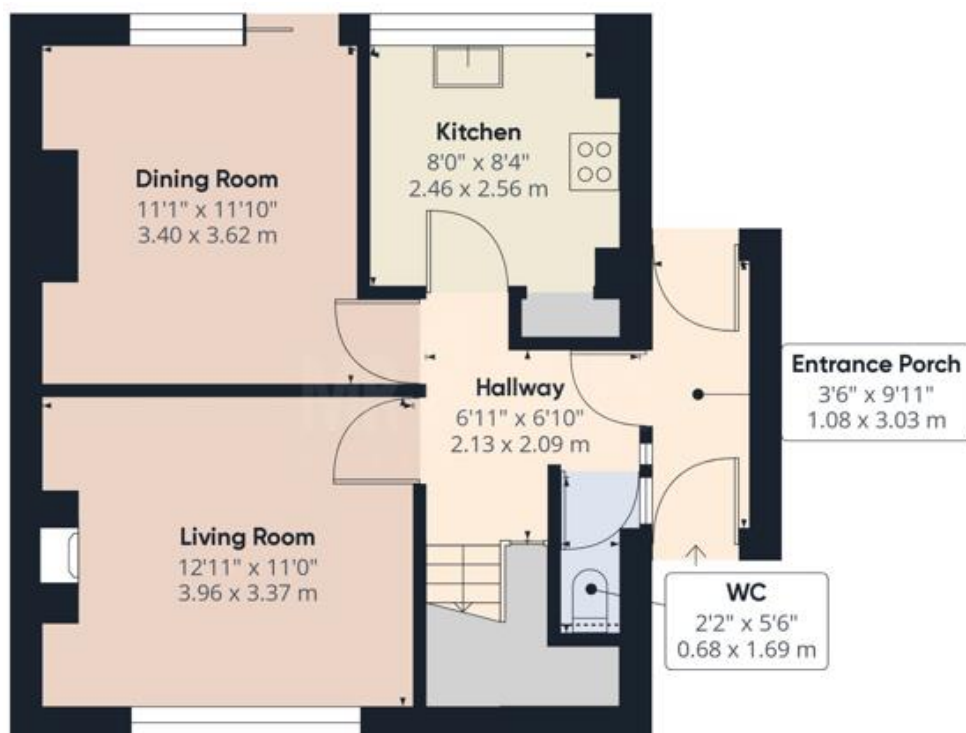
7' 8" x 5' 8" (2.34m x 1.73m)

Brick-built; two timber panelled doors; concrete flooring; cupboard and shelving unit with worktop over; timber framed window with single glazing

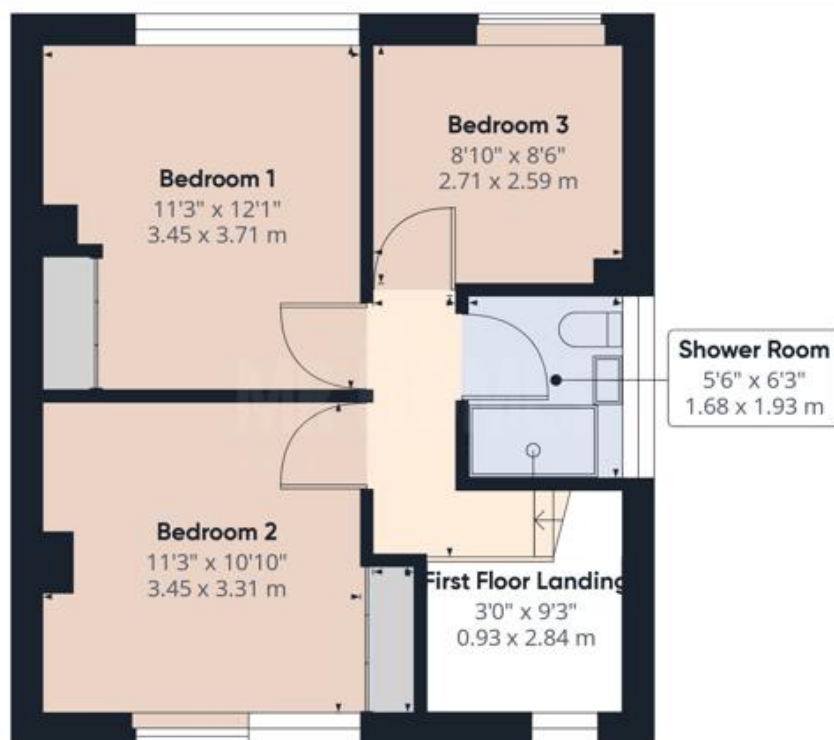




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 Building 1



Floor 1 Building 1

Approximate total area: 897.50 ft<sup>2</sup> / 83.38 m<sup>2</sup>

Reduced headroom: 0.57 ft<sup>2</sup> / 0.05 m<sup>2</sup>

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

## CARDIFF & THE VALE

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