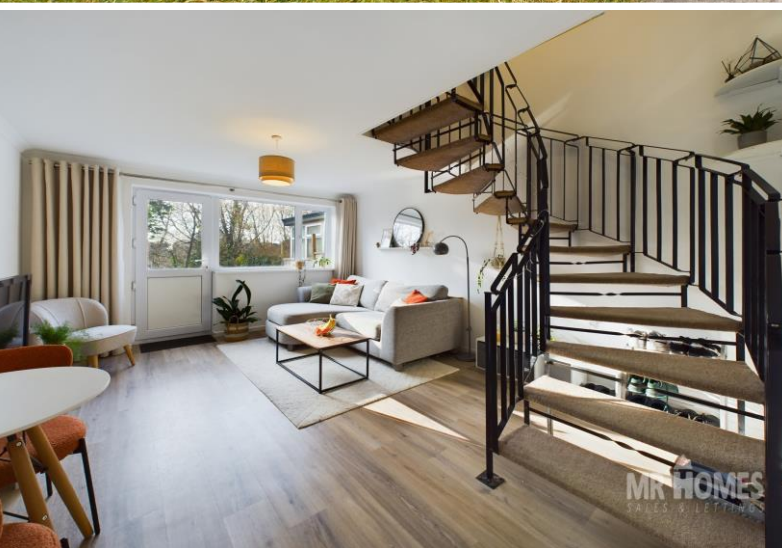


02920 204 555

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



Tangmere Drive,  
Fairwater, Cardiff  
CF5 2PQ

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



# Tangmere Drive, Fairwater, Cardiff. CF5 2PQ.

- GUIDE PRICE: £215,000 to £225,000
- NO CHAIN!!! MOVE STRAIGHT IN - 2x BED PROPERTY
- IDEAL STARTER HOME FOR FIRST TIME BUYERS
- SOUTH FACING REAR GARDEN BACKS ONTO WOODLANDS
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- GREAT SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



\*\*\* Guide Price: £215,000 to £225,000 \*\*\*

NO CHAIN

MOVE STRAIGHT INTO THIS MODERN 2-BEDROOM PROPERTY

IDEAL STARTER HOME FOR FIRST TIME BUYERS

SPACIOUS LIVING/DINING ROOM with NEW LVT FLOORING SOUGHT AFTER LOCATION with EXCELLENT TRANSPORT LINKS SOUTH-FACING REAR GARDEN BACKS ONTO WOODLANDS uPVC DOUBLE GLAZING WINDOWS

&

GAS CENTRAL HEATING with COMBI-BOILER  
FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** with No Ongoing Chain, this 2-Bedroom Terraced Property, comprising in brief; Entrance Hall, Fitted Kitchen, Spacious Living/Dining Room, Spiral Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2 & a Modern 3-Piece White Matching Bathroom Suite. The Front Garden is Laid to Lawn, The South-Facing Rear Garden is Enclosed & backs onto Woodlands. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 25 Si Compact NG Condensing Combi-Boiler. Early Viewing is Highly Recommended.

360 Degree VR Tour Link>

<https://tour.giraffe360.com/tangmeredrive36alp>

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



## Outside Front

Laid to Lawn Patio Pathway to Front Door uPVC Obscured D/g Door Into Entrance Hallway

## Entrance Hallway

7' 1" x 5' 2" (2.16m x 1.57m)

Fitted Carpet Single Panel Radiator Door to Custom Built Storage Cupboard with Fixed Shelving Doorway to Kitchen Door to Living/Dining Room

## Kitchen - Re-Fitted

7' 0" x 6' 11" (2.13m x 2.11m)

Laminate Floor Matching Wall & Base Units With Work Surfaces Over Tiled Splashbacks Fully Tiled Walls 4 Ring Indesit Ceramic Hob With Integrated Electric Oven Extractor Hood Over Stainless Steel Sink And Drainer Over Plumbed for Washing Machine Coving To Ceiling Space for Tall Fridge Freezer Wall Mounted Electric RCD Consumer Unit



## Living/Dining Room

15' 6" x 12' 3" (4.72m x 3.73m)

LVT Flooring Spiral Staircase to First Floor Landing Double Panel Radiator Plastered Walls And Ceilings Coving to Ceiling uPVC D/g Window to Rear uPVC D/g Half Glazed Door to Rear Garden

## First Floor Landing

2' 7" x 7' 4" (0.79m x 2.23m)

Fitted Carpet to Spiral Staircase Fitted Carpet Plastered Walls Textured Ceiling Coving to Ceiling Doors leading to Bedroom1, Bedroom 2 and Bathroom

## Bedroom 1

12' 3" x 8' 3" (3.73m x 2.51m)

Fitted Carpet uPVC D/g window to Rear Single Panel Radiator Plastered Walls And Textured Ceiling Coving to Ceiling

## Bedroom 2

12' 4" x 7' 6" (3.76m x 2.28m)

Fitted Carpet uPVC D/g Window to Front Single Panel Radiator Plastered Walls And Textured Ceiling Hatch to Insulated Loft Door Leading to Airing Cupboard> Housing a Worcester Green Star 25 Si Compact NG Condensing Combi-Boiler Door Leading to Fitted Wardrobe with Hanging Rail and Fixed Shelving

## Bathroom

7' 1" x 4' 8" (2.16m x 1.42m)

3 Piece White Matching Suite Panel Bath with Mixer Tap and Mixer Shower Attached to the Mixer Tap Wash Hand Basin with Chrome Mixer Tap set in a Vanity Cupboard Close Coupled W.c. Wall Mounted Shaver Point Fixed Mirror Over Wash Hand Basin to the wall Two Walls are tiled and the main walls are plastered Laminate Floor Plastered Ceiling with Inset spotlights Chrome Ladder/Towel Radiator Electric Extractor Fan to Ceiling with Light above Shower



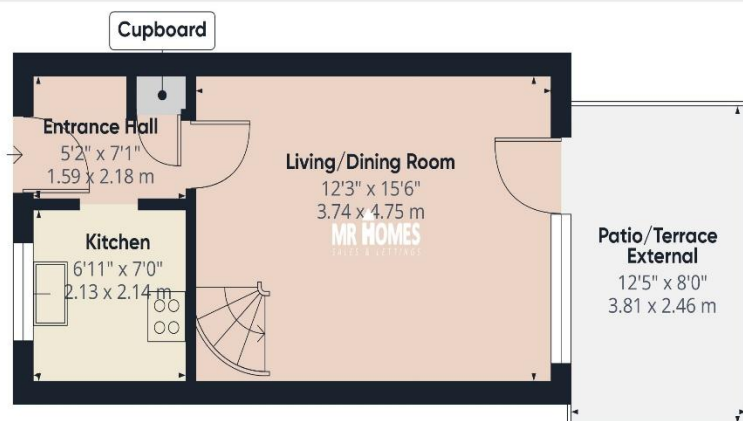
## SOUTH FACING Enclosed Rear Garden - Backs onto Woodlands

South Facing Patio to Laid Lawn Enclosed by Feather Edged Fencing And Panelled Fencing Backs Onto Woodlands

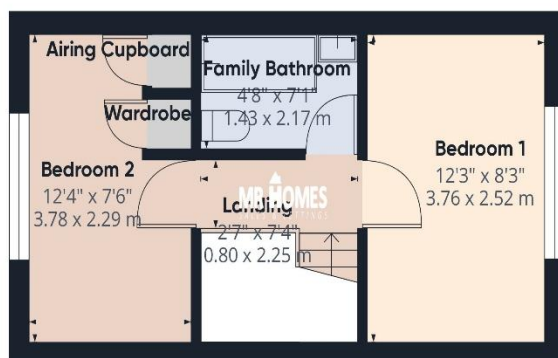




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

531.86 ft<sup>2</sup>  
49.41 m<sup>2</sup>

**Balconies and terraces**

100.75 ft<sup>2</sup>  
9.36 m<sup>2</sup>

**Reduced headroom**

14.78 ft<sup>2</sup>  
1.37 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.

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## CARDIFF & THE VALE

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