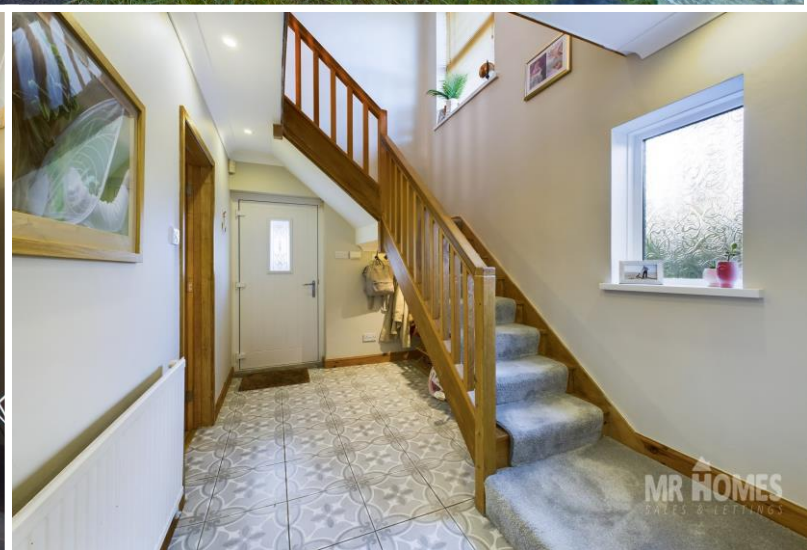


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Cardiff. CF5 5TD
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Maple Road,
Fairwater, Cardiff
CF5 3TY

Guide Price £250,000
Freehold

Maple Road, Fairwater, Cardiff. CF5 3TY.

- A VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME
- SET ON A LARGE PLOT - (POSSIBLE DEVELOPMENT POTENTIAL)
- OPEN-PLAN KITCHEN/DINER with PANTRY
- LAUNDRY/UTILITY ROOM & STORAGE ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- LARGE FRONT, SIDE & REAR GARDENS (ALL ENCLOSED)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



MOVE STRAIGHT INTO THIS VERY WELL-PRESENTED SEMI-DETACHED FAMILY HOME - FANTASTIC SOUGHT-AFTER LOCATION - 3x DOUBLE BEDROOMS – NEW COMPOSITE FRONT DOOR - INVITING ENTRANCE HALLWAY - OPEN-PLAN KITCHEN/DINER with PANTRY - SPACIOUS LIVING ROOM - LAUNDRY/UTILITY ROOM & STORAGE ROOM - CLOAKROOM/DOWNSTAIRS W.C - UPSTAIRS MODERN FAMILY BATHROOM - LARGE FRONT & SIDE GARDEN & A LARGE & ENCLOSED REAR GARDEN - CLOSE TO SHOPS, AMENITIES & SCHOOLS, EXCELLENT TRANSPORT LINKS

FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; External Porch with Welcome Light, Inviting Entrance Hallway with Understair Storage Area & Newly Tiled Flooring, Living Room with Real Wood Flooring, Open-Plan Kitchen & Dining Room, Pantry Cupboard off Kitchen, Cloakroom/Downstairs W.c, Laundry/Utility Room, Store Cupboard, Storage Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, & a Modern Family Bathroom Suite. The Attractive Front Garden is Enclosed & Mainly Laid to Lawn, with a Newly Laid Natural Stone Patio to the Front creating a Lovely Seating Area. Large & Enclosed Rear Garden which is also mainly Laid to Lawn with a Raised Decking/Terrace. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a VIESSMANN Vitodens 050 Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/mapleroad16alp>

EPC Rating = Awaiting assessment.... Council Tax Band = D.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Outside Front Garden- Enclosed - Large Enclosed Front Garden Enclosed by Bushes and Wooden Fencing with Wrought Iron Gate to access Mainly Laid to Lawn Separated by Concrete Steps (With Handrail) leading to Patio Area and External Porch to Front Door

External Porch - Concrete Floor, Outside Light, Metal Post Box on Wall, Welcome Light, NEW Composite Part-Glazed Door leading into Entrance Hallway.

Entrance Hallway - 14' 6" x 6' 11" (4.42m x 2.11m) Newly Tiled Floor, Single Panel Radiator, Open Understair Storage Area, Doorway to Living Room, Doors Leading to Kitchen/Diner, Downstairs W.c. and uPVC Glazed Door to Laundry/Utility Room Stairs to First Floor Landing, uPVC Obscured D/g Window to Side, Coving to Ceiling.

Living Room - 13' 2" x 12' 11" (4.01m x 3.93m) Real Wood Flooring, uPVC D/g 1/2 Bay Window to Front, Radiator, Plastered Walls and Ceiling, Coving to Ceiling, Coal Effect Gas Feature Fireplace.

Kitchen/Dining Room - OPEN-PLAN - 17' 7" x 12' 1" (5.36m x 3.68m)

Laminate Flooring uPVC D/g Windows to Rear Matching Wall & Base Units with Work Surfaces Over, Tiled Splashbacks, 5 Ring Gas Hob with Extractor Hood Over, Integrated Baumatic Double Electric Oven & Grill, Stainless Steel Sink, Quarter Bowl & Drainer with Chrome Mixer Tap, Door Leading to Pantry, Single Panel Radiator, uPVC D/g Patio Doors leading into Rear Garden, Coving to Ceiling.

Pantry - 4' 1" x 2' 4" (1.24m x 0.71m) Laminate Flooring Fixed Shelving Housing Viessmann Combi-Boiler

Utility/Laundry Room - 9' 7" x 5' 10" (2.92m x 1.78m) Tiled Flooring, Plumbed for Washing Machine with Work Surface Over, Space for Tumble Dryer, Wall Units, uPVC D/g Obscured Partially Glazed Door into Front/Side Garden, Radiator, RCD Electric Fuse Box. uPVC Obscured D/g Window to Downstairs W.c uPVC Obscured D/g Door into Further Storage Area then into Rear Garden, Door to Store Cupboard

Cloakroom/Downstairs W.c. - 5' 11" x 5' 8" (1.80m x 1.73m) Tiled Flooring, Close Coupled W.c, Wall Mounted Wash Hand Basin with Chrome Taps, Plastered Walls and Ceiling with A Feature Wallpapered Wall, Coving to Ceiling, uPVC Obscured D/g Window to Side Ceiling. Water Meter.

Landing - 14' 8" x 3' 0" (4.47m x 0.91m) Fitted Carpet, Plastered Walls and Ceiling, Coving to Ceiling, Inset Spotlighting to Ceiling, uPVC D/g Window to Side, Hatch to Insulated Loft Doors leading to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

Bedroom 1 - 12' 2" x 11' 2" (3.71m x 3.40m) Fitted Carpet, uPVC Window to Rear, Plastered Walls and Ceiling, Fitted Wardrobes Single Panel Radiator

Bedroom 2 - 11' 1" x 9' 2" (3.38m x 2.79m) Fitted Carpet, Fitted Wardrobe Single Panel Radiator uPVC D/G Window to Front Plastered Walls and Ceiling Coving to Ceiling

Bedroom 3 - 9' 0" x 8' 8" (2.74m x 2.64m) Fitted Carpet Single Panel Radiator uPVC D/G Window to Rear Plastered Walls and Ceiling Coving to Ceiling Inset Spot Lighting to Ceiling

Bathroom - 6' 6" x 5' 7" (1.98m x 1.70m) Panel Bath with Shower Screen, Mixer Tap & Mixer Shower Over Pedestal Wash Hand Basin with Chrome Mixer Tap Over set in Vanity Unit Close coupled W.c. uPVC D/G Obscure Glazed Window to Side Chrome Ladder/Towel Radiator Fully Tiled Walls Coving to Ceiling Mounted Electric Extractor Fan.

Outside Decking/Terrace - 11' 4" x 10' 3" (3.45m x 3.12m)

Accessed through French Doors onto Tiered Decking Area With steps leading into Enclosed Rear Garden.

Rear Garden - Enclosed

Enclosed Rear Garden by Wooden Fencing Mainly laid to lawn with pathway



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.



Approximate total area⁽¹⁾

1002.55 ft²
93.14 m²

Balconies and terraces

233.9 ft²
21.73 m²

Reduced headroom

12.71 ft²
1.18 m²

(1) Excluding balconies and terraces

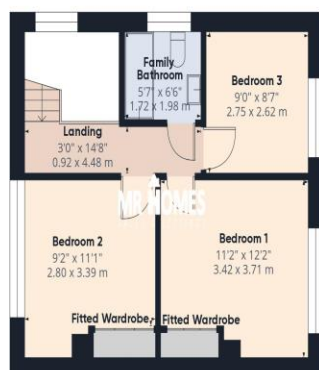
Reduced headroom

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

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