

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

MR HOMES
SALES & LETTINGS



Amethyst Road,
Fairwater,
Cardiff CF5 3NS

Guide Price £260,000 to £270,000
Freehold

Amethyst Road, Fairwater, Cardiff. CF5 3NS.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3 BEDROOM SEMI DETACHED - VERY WELL PRESENTED
- NEWLY DECORATED THROUGHOUT
- SOUTH-WEST FACING LARGE & ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- GAS C/H with COMBI-BOILER
- uPVC D/g WINDOWS & DOORS
- ENCLOSED FRONT GARDEN WITH PRIVATE DRIVEWAY
- SOUGHT AFTER LOCATION with EXCELLENT TRANSPORT LINKS
- FREEHOLD



NO CHAIN

MOVE STRAIGHT INTO THIS VERY WELL PRESENTED
3-BEDROOM SEMI-DETACHED FAMILY HOME
RE-FITTED KITCHEN/DINER with REAL WOOD WORKTOPS
MODERN RE-FITTED BATHROOM SUITE
DOWNSTAIRS W.C & UTILITY/OUTHOUSE
SOUTH-WEST FACING REAR GARDEN
PRIVATE 'GATED' DRIVEWAY
FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Kitchen/Diner, Pantry, Lobby, Cloakroom/Downstairs W.c, Utility/Outhouse, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Front Garden is Enclosed with Hedges and is Laid to Lawn. Private 'Gated' Driveway to Front. South-West Facing Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by Worcester Greenstar 24i Junior Mk 111 Combi-Boiler.



360 VR Tour Link >

<https://tour.giraffe360.com/amethystroad27alp>

EPC Rating = D Council Tax Band = D.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 10' 5" x 6' 5" (3.17m x 1.95m) Enter Via Obscure D/g Door with uPVC Obscure D/g Window Panels to Side, uPVC D/g Window to Side, Real Wood Flooring, Wall Mounted Alarm Panel, Understair Storage Cupboard, Door Leading to Living Room & Kitchen, Double Panel Radiator, Staircase to 1st Floor Landing.

Living Room - 14' 7" x 10' 11" (4.44m x 3.32m) Fitted Carpet, uPVC D/g Window to Front with Fitted Vertical Blind, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

Kitchen/Diner - Re-Fitted - 18' 1" x 9' 11" (5.51m x 3.02m) Real Wood Flooring, uPVC D/g Windows With Fitted Blinds to Rear, New Modern Re-Fitted Kitchen with Matching Wall & Base Units, Real Wood Worktops Over, Tiled Splashbacks, 4 Ring Electric Hob With Extractor Hood Over, Integrated Electric Oven, Stainless Steel Sink, Half Bowl & Drainer with Chrome Mixer Tap, Room for Dining Table And Chairs, Double Panel Radiator, Inset Spot Lighting to Ceiling, Coving to Ceiling, uPVC D/g French Doors to Rear Garden, Door to Pantry, Door to Lobby Leading to Utility Room & Downstairs W.c.

Pantry - 2' 10" x 2' 4" (0.86m x 0.71m) uPVC Obscured D/g Window to Side.

Lobby - 3' 9" x 2' 8" (1.14m x 0.81m) Tiled Flooring, Doors Leading to Downstairs W.c and Utility Room.

Downstairs W.c - 4' 4" x 2' 11" (1.32m x 0.89m) Tiled Flooring, Close Coupled W.c. and Wash Hand Basin set in a combination vanity unit, Tiled Splashback behind Wash Hand Basin, Wall Mounted Towel Holder, uPVC Obscure D/g Window to Rear.

Utility Room/Outhouse - 8' 2" x 5' 7" (2.49m x 1.70m) Tiled Flooring, uPVC Obscure D/g Door to Front, uPVC Obscure D/g Door to Rear Garden, Plumbed for Washing Machine, Space for Fridge/Freezer & Tumble Dryer, Double Panel Radiator, Wall Mounted Electricity Meter & RCD Consumer Unit, Housing Worcester Greenstar 24i Junior Mk 111 Combi-Boiler.

First Floor Landing - 7' 2" x 7' 0" (2.18m x 2.13m) Fitted Carpet, Plastered walls and ceiling, Coving to Ceiling, uPVC D/G Window to Side, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 And Bathroom.

Bedroom 1 - 14' 3" x 10' 0" (4.34m x 3.05m) Fitted Carpet, uPVC D/G Windows to Rear, Double Panel Radiator, Plastered Walls and Ceiling.

Bedroom 2 - 11' 8" x 11' 0" (3.55m x 3.35m) Fitted Carpet, uPVC D/G Windows to Front, Double Panel Radiator, Plastered Walls and Ceiling.

Bedroom 3 - 9' 6" x 7' 11" (2.89m x 2.41m) Fitted Carpet, uPVC D/G Windows to Front, Fitted Cupboard, Double Panel Radiator, Plastered Walls and Ceiling, Fitted Cupboard.

Bathroom - Re-Fitted & Modern - 6' 11" x 5' 7" (2.11m x 1.70m) Tiled Flooring, P-Shaped Bath with Curved Glass Shower Screen, Mixer Tap & Mixer Shower Over, Pedestal Wash Hand Basin with Chrome Mixer Tap Over, Close-Coupled W.c., uPVC D/G Obscure Glazed Window to Rear, Chrome Ladder Radiator, Fully Tiled Around Bath And Partially Tiled Around Sink And W.c, with remaining walls plastered, Inset Spotlighting to Ceiling.

Front Garden - Enclosed By Bushes and Double Gates, Laid to Lawn, uPVC Obscured D/g Door to into Utility/Outhouse.

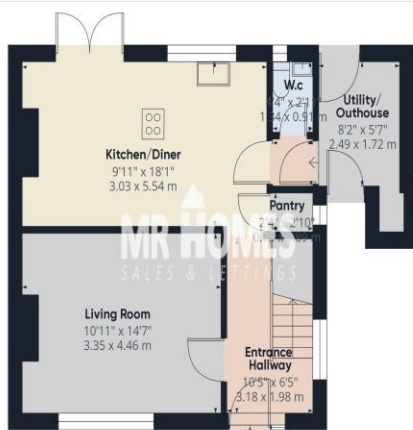
Private 'Gated' Driveway

SOUTH-WEST Facing Attractive Rear Garden

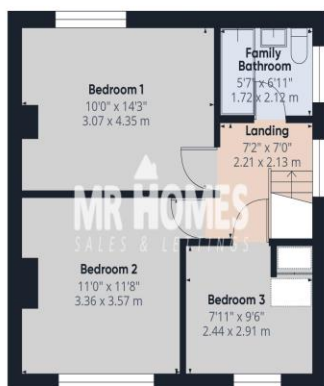
Large Rear Garden Accessed from either the French Doors from Kitchen/Diner or Utility Room Patio Area with Bordered Sections Low Wall Leading to a Large Lawned area Wooden Fencing Tall trees & bushes **NB: Fencing will be Re-Erected**



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

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

923.64 ft²
85.81 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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer