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**MR HOMES**  
SALES & LETTINGS



Woodlands Park Drive,  
Caerau, Cardiff  
CF5 5RB

Guide Price £190,000 to £200,000  
Freehold

# Woodlands Park Drive, Caerau, Cardiff. CF5 5RB.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3x DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- GAS C/H with CONDENSING BOILER
- uPVC D/G WINDOWS
- SOUTH-EAST FACING REAR GARDEN
- GARAGE - 16' 5" x 9' 6" (5.00m x 2.89m)
- DOUBLE DRIVEWAY
- FREEHOLD



\*\*\* Guide Price: £190,000 to £200,000 \*\*\*

**NO CHAIN!!!**

MOVE STRAIGHT INTO THIS 3x DOUBLE BEDROOM TERRACED FAMILY HOME - SPACIOUS LIVING & DINING ROOM - KITCHEN/BREAKFAST ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN BATHROOM SUITE - SOUTH-EAST FACING REAR GARDEN BACKING ONTO WOODLANDS - DOUBLE DRIVEWAY - LARGE GARAGE - FREEHOLD.

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain, this 3-Bedroom Family Home, comprising in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Kitchen/Breakfast Room, Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Modern Family Bathroom. The Outside Front is Low-Maintenance, Double Driveway to Front, Large Garage & a South-East Facing Rear Garden Which Backs Onto Woodlands. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30 Si Compact NG Condensing Boiler (Fitted 2018).



360 VR Tour Link >

<https://tour.giraffe360.com/woodlandsparkdrive11alp/>

EPC Rating = Awaiting assessment... 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

Low Maintenance, Natural Stone Patio, Double Driveway to Front, Door into Garage, uPVC D/g Obscured Pane Glass Door into Entrance Porch.

### Entrance Porch - 5' 11" x 2' 4" (1.80m x 0.71m)

Non-Slip Vinyl Flooring, Fully Tiled Walls, Door into Hallway.

### Hallway - 13' 0" x 6' 0" (3.96m x 1.83m)

Vinyl Flooring Single Panel Radiator Coving to Ceiling Understair Storage Area Doors to Living/Dining Room, Kitchen/Breakfast Room and Downstairs Cloakroom/W.c Staircase to 1st Floor Landing

### Cloakroom/Downstairs W.c - 5' 3" x 2' 10" (1.60m x 0.86m)

Tiled Flooring, Tiled Walls, Close Coupled W.c. Pedestal Wash Hand Basin with Chrome Mixer Tap, Double Panel Radiator, uPVC Obscured D/g Window to Side.

### Living/Dining Room - 18' 6" x 13' 1" (5.63m x 3.98m)

Laminate Flooring, 2 x Double Panel Radiators, Coving to Ceiling, uPVC D/g Window to Rear, uPVC D/g French Doors to Rear Garden.

### Kitchen/Breakfast Room - 12' 0" x 9' 4" (3.65m x 2.84m)

Vinyl Floor Tiles, Matching Wall & Base Units with Work Surfaces Over, Fully Tiled Walls, Space for Gas Cooker, Stainless Steel Sink & Drainer With Mixer Tap, Plumbed for Washing Machine, Space for tall Fridge/Freezer, Space for Tumble Dryer or Dishwasher, Double Panel Radiator, Coving To Ceiling, uPVC D/g Window to Front.

### Stairs/First Floor Landing - 13' 5" x 3' 0" (4.09m x 0.91m)

Fitted Carpet, Hatch to Insulated Loft, Sliding Door to Storage Cupboard, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

### Bedroom 1 - 9' 10" x 9' 9" (2.99m x 2.97m)

Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Double Doors to Fitted Wardrobe.

### Bedroom 2 - 9' 9" x 8' 9" (2.97m x 2.66m)

Chipboard Flooring, uPVC D/g Window to Front, Double Panel Radiator, Fitted Cupboards with Hanging Rails and Fixed Shelving.

### Bedroom 3 - 9' 9" x 8' 5" (2.97m x 2.56m)

Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator.

### Family Bathroom - 9' 8" x 6' 4" (2.94m x 1.93m)

Family Bathroom recently Re-Fitted, Tiled Flooring, 3- Piece Matching Suite Including Fully Standing Bath With Chrome Mixer Tap and Attached Shower Over, Pedestal Wash Hand Basin with Hot & Cold Chrome Mixer Taps, Close Coupled W.c, Fully Tiled Walls, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front.

## Rear Garden - SOUTH-EAST FACING

South-East Facing Enclosed Rear Garden, Low Maintenance, Stone Patio, Steps Up to 2 Further Tiers, Backs onto Woodlands.

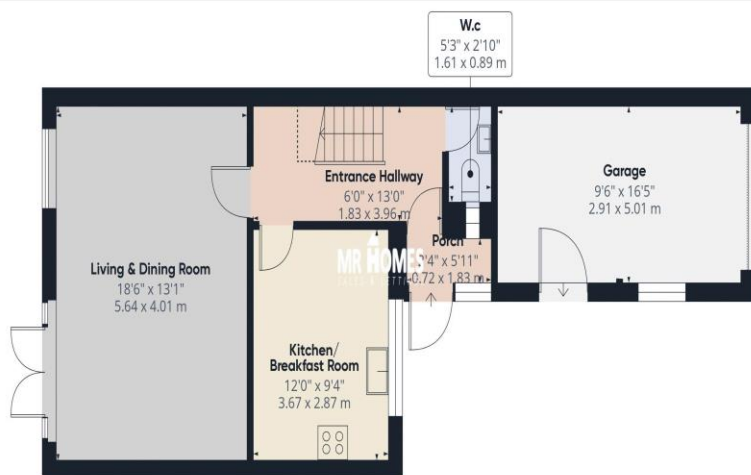
## Double Driveway

### Garage With Pitched Roof - 16' 5" x 9' 6" (5.00m x 2.89m)

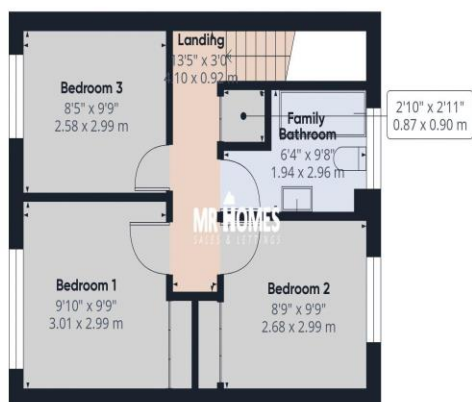
Up & Over Door, Power Points & Lighting, Houses the Gas Meter, Cold Water Tap, Houses Worcester Greenstar 30 Si Compact NG Condensing Boiler (Fitted 2018).



**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>**

1013.09 ft<sup>2</sup>

94.12 m<sup>2</sup>

**Reduced headroom**

16.17 ft<sup>2</sup>

1.5 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.

GIRAFFE360

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