

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



Waterston Road
Llandaff North, Cardiff
CF14 2SS

Guide Price £270,000 to £280,000
Freehold

Waterston Road, Llandaff North, Cardiff, CF14 2SS

- NO CHAIN
- DRIVEWAY
- LARGE LIVING ROOM
- DOWNSTAIRS SHOWER ROOM & WC
- 3 BEDROOMS
- LOW-MAINTENANCE REAR GARDEN
- FAMILY BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS OR LANDLORDS/INVESTORS - VERSATILE 3-BEDROOM PROPERTY WITH DOWNSTAIRS RECEPTION ROOM WITH SHOWER ROOM OFF - DOWNSTAIRS WC - LARGE LIVING ROOM - DRIVEWAY - LOW-MAINTENANCE FRONT AND REAR GARDENS – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market with **NO ONGOING CHAIN** this 3 Bedroom Semi-Detached Property, comprising in brief: Entrance Hall, Lounge, Second Reception Room, Downstairs WC, Downstairs Disabled Access Shower Room, Kitchen, Utility, First Floor Landing, 3 Bedrooms and Family Bathroom. Off-Road Parking to Front & Enclosed East Facing Low-Maintenance Garden to Rear. uPVC Double Glazed Windows & Gas Central Heating powered by a Veissmann Combi-Boiler.

Tenure: Freehold

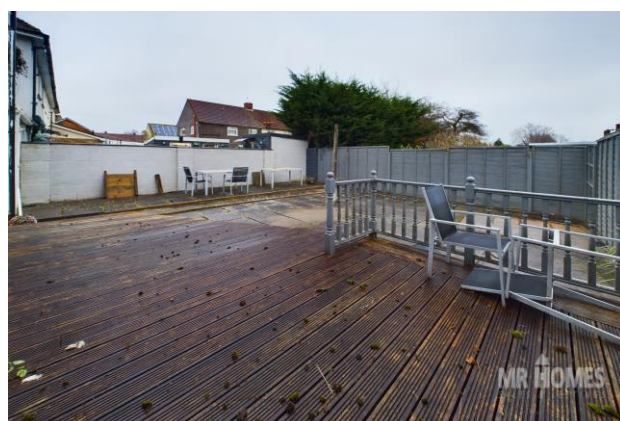
EPC Rating: C

Council Tax Band: C

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST FROM INDEPENDENT SPECIALISTS INFIMO

WWW.MR-HOMES.CO.UK



Outside Front

Mainly laid with paving slabs; driveway with space for one car

Entrance Hall

8' 9" x 8' 2" (2.66m x 2.49m)

Accept via composite front door with obscured DG panel; ceramic floor tiles; radiator; thermostat controller; uPVC obscured DG picture window to front; access to Living Room, Kitchen and Side Conversion, including Downstairs WC

Living Room

19' 9" x 11' 8" (6.02m x 3.55m)

Carpeted; 2 x radiators; feature gas fireplace with hearth surround and mantle piece; uPVC DG window to front; uPVC French Doors providing access to Rear Garden

Kitchen

10' 7" x 7' 11" (3.22m x 2.41m)

Tiled flooring; tiled walls; matching wall and base units with worktops over and matching splash backs; plastic sink with half bowl and draining board and mixer tap; integrated 5-ring gas hob; integrated Diplomat Select 910 electric oven and grill; cupboard with space and plumbing for washing machine; under stairs cupboard housing gas and electricity meters and RCD Consumer Unit

Downstairs WC

5' 0" x 2' 6" (1.52m x 0.76m)

Caramic floor tiles; WC; 2 x grab handles; uPVC obscured DG window to side

Reception Room

10' 3" x 5' 10" (3.12m x 1.78m)

Carpeted; radiator; access to disabled access shower room; uPVC door with obscured DG panel

Downstairs Disabled Access Shower Room

4' 4" x 5' 7" (1.32m x 1.70m)

Vinyl flooring; AKW electric shower; fold-down seat; AKW shower screen and curtain rail; extractor fan; pedestal Wash hand basin with mixer tap; uPVC obscured DG window to rear

First Floor Landing

7' 4" MAX x 5' 7" MIN (2.23m x 1.70m)

Carpeted; storage cupboard housing gas central heating boiler: Viessmann; access to all 3 Bedrooms and Family Bathroom

Bedroom 1

8' 7" PLUS WARDROBES x 11' 8" PLUS STORAGE (2.61m x 3.55m)

Laminate wood flooring; radiator; over stairs storage cupboard; built-in wardrobes; 2 x uPVC DG windows to front

Bedroom 2

12' 1" x 8' 0" PLUS WARDROBES (3.68m x 2.44m)

Laminate wood flooring; radiator; built-in wardrobes; access hatch to loft with integrated ladder; uPVC DG window to side

Bedroom 3

9' 1" x 8' 8" (2.77m x 2.64m)

Laminate wood flooring; radiator; uPVC DG window to rear

Family Bathroom

7' 4" x 5' 4" (2.23m x 1.62m)

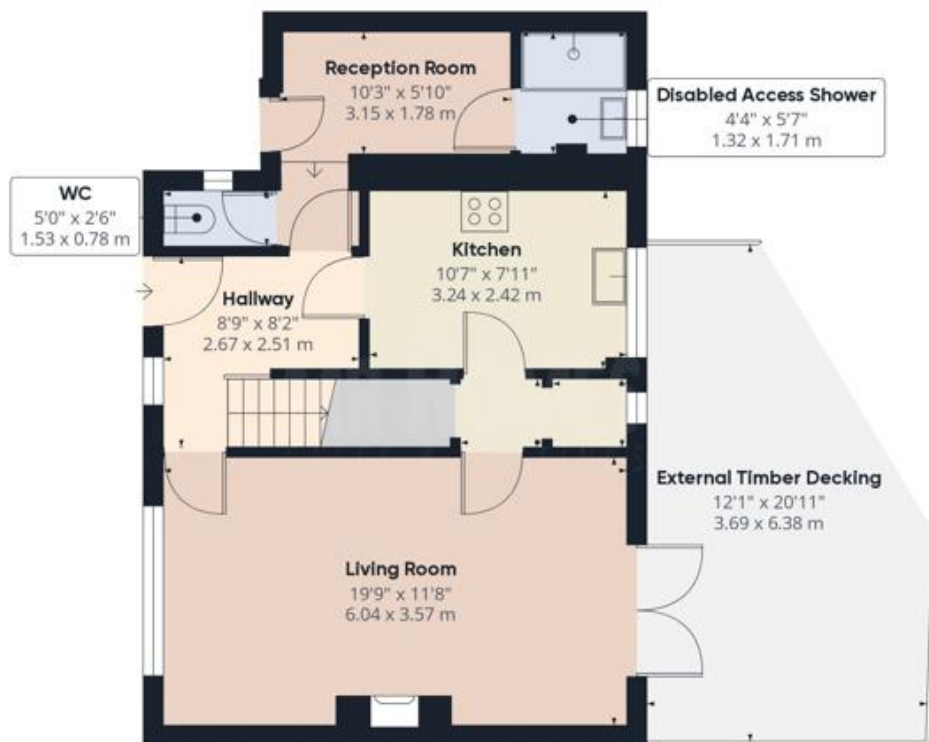
Carpeted; partly tiled walls; matching white suite comprising pedestal Wash hand basin with separate hot and cold taps, WC and panelled bath with separate hot and cold water taps and electric Triton Jade II shower; various grab handles; shower curtain rail; uPVC obscured DG window to side

Rear Garden

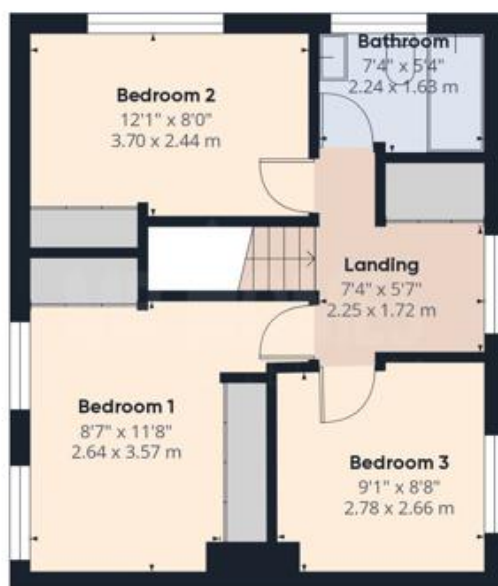
Timber decking patio area; concrete path to rear of garden; remainder of garden is laid with paving slabs



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 internal area: 964.45 ft² / 89.6 m²

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

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

02920 204 555