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MR HOMES
SALES & LETTINGS



Chepstow Close
Caerau, Cardiff
CF5 5EJ

Offers in Excess of £250,000
Freehold

Chepstow Close, Caerau, Cardiff, CF5 5EJ

- 3-BEDROOM SEMI DETACHED
- BLOCK PAVED DRIVEWAY
- OPEN PLAN LIVING
- TOP QUALITY FINISHES
- EN SUITE SHOWER
- LUXURY BATHROOM
- SOUTH-WEST FACING REAR GARDEN
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



STUNNING 3-BEDROOM SEMI DETACHED PROPERTY - SUPERB FIT AND FINISH - LUXURIOUS MATERIALS - BRIGHT AND AIRY OPEN PLAN LIVING - BLOCK PAVED DRIVEWAY - LANDSCAPED SOUTH-WEST FACING REAR GARDEN - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market this stunning, open plan 3-bedroom semi detached property. This property's renovation has been completed to an extremely high standard with the use of **luxurious materials throughout**, from hardwood engineered flooring to granite worktops and window sills to natural stone flooring and tasteful exposed brickwork. As impressive as the photography is, this property needs to be seen to be properly appreciated. The property briefly comprises: Open Plan Entrance Hall with staircase rising to First Floor, Open Plan Kitchen/Diner, Open Plan Living Room, First Floor Landing, 3 Bedrooms, one with En Suite Shower and Family Bathroom. The property's loft is boarded for storage. The front of the property has a **full-width block paved driveway**. The **rear garden is south-east facing** and has been landscaped with timber decking and timber storage shed.

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

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

FREE INDEPENDENT MORTGAGE ADVICE AVAILABLE FROM INFIMO LTD

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Outside Front

Block paved full width driveway, gravelled border to side with bushes and tree; security cameras (require initialising).

Entrance

21' 5" x 7' 7" (6.52m x 2.31m)

Accessed via uPVC front door with obscured DG panel and obscured DG full height window to side; aluminium DG picture window to front; hardwood flooring or laminate (?); modern radiator; staircase rises to first floor; 2K2 Fire and Security Alarm control box; thermostat controller; open-plan to Kitchen

Open Plan Kitchen

21' 5" x 7' 7" (6.52m x 2.31m)

Porcelain floor tiles; matching black wall and base units with granite worktops over; integrated Gionien 4-ring induction hob with extractor hood over; integrated Hotpoint electric fan-assisted oven; integrated Kenwood dishwasher; integrated fridge/freezer; space and plumbing for washing machine; composite sink with half bowl and draining board and mixer tap; uPVC fully DG door providing access to Rear Garden; open-plan to Dining and Living Area

Open Plan Dining Area

11' 6" x 13' 0" (3.50m x 3.96m)

Hardwood engineered flooring; radiator; aluminium DG sliding patio door providing access to rear garden

Open Plan Living Area

9' 5" x 11' 3" (2.87m x 3.43m)

Hardwood engineered flooring; radiator; exposed brickwork; uPVC DG window to front with granite window sill

First Floor Landing

2' 10" x 9' 3" (0.86m x 2.82m)

Hardwood engineered flooring; access to all Bedrooms and Family Bathroom; access hatch to loft with attached ladder

Bedroom 1

10' 9" x 10' 5" PLUS WARDROBES (3.27m x 3.17m)

Hardwood engineered flooring; radiator; storage cupboard; built-in wardrobe with sliding doors and housing gas central heating combi boiler: Worcester Greenstar 24i Junior; uPVC DG window to front with granite window sill

Bedroom 2

10' 6" x 11' 1" PLUS WARDROBES (3.20m x 3.38m)

Hardwood engineered flooring; radiator; built-in wardrobes with mirrored sliding doors; uPVC DG window to rear

Bedroom 3

11' 9" x 7' 10" PLUS EN SUITE SHOWER (3.58m x 2.39m)

Hardwood engineered flooring; radiator; fully tiled en suite shower with mains powered double shower heads and sliding doors; uPVC DG window to front

Family Bathroom

6' 3" x 10' 4" (1.90m x 3.15m)

Travertine tiled flooring; exposed brickwork feature wall; vanity unit incorporating sink with mixer tap; WC; oval shaped bath tub with stand-alone chromed tap and shower head; chrome style ladder type radiator; 2 x uPVC obscured DG windows to rear

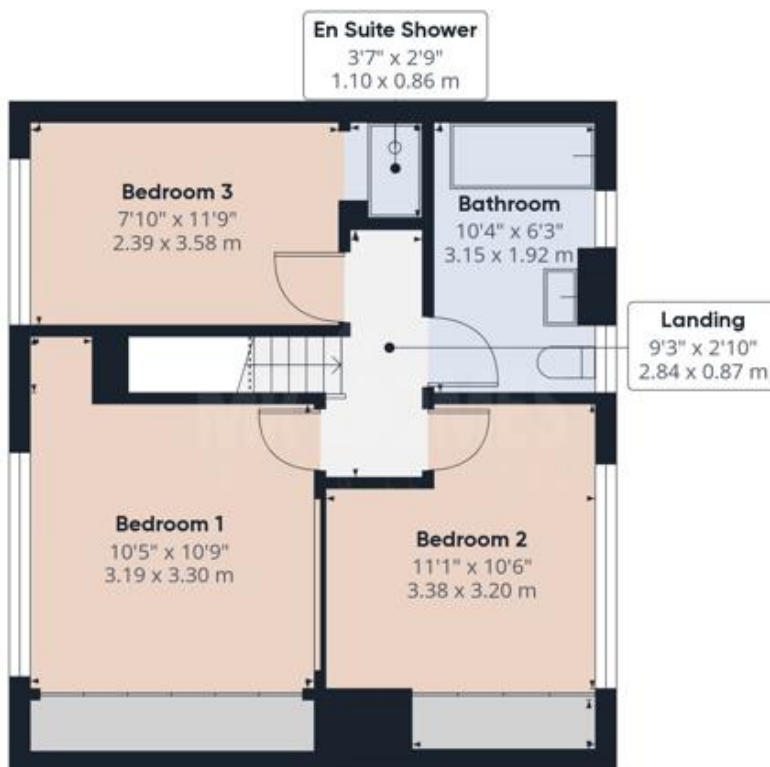
Rear Garden

Mainly laid with timber decking with central lawned area to one side of timber decked path and to the other shale area with mature trees; timber shed; mature and trees and bushes; fully enclosed on all sides by timber fencing





Floor 0



Floor 1

Approximate total area: 969.28 ft² / 90.05 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.

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.

CARDIFF & THE VALE

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