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MR HOMES
SALES & LETTINGS



Cadwgan Place,
Fairwater, Cardiff
CF5 3HX

Guide Price £300,000 to £325,000
Freehold

Cadwgan Place, Fairwater, Cardiff. CF5 3HX.

- DETACHED & GATED 3-BED FAMILY HOME SET ON A CORNER PLOT
- 22ft SPACIOUS LIVING & DINING ROOM
- CONSERVATORY/ SUNROOM
- FITTED KITCHEN
- UTILITY ROOM & CLOAKROOM/DOWNSTAIRS W.c
- MASTER BEDROOM with EN-SUITE
- PRIVATE 'GATED' DRIVEWAY
- ATTRACTIVE WRAP AROUND FRONT/SIDE GARDEN
- SOUTH-EAST FACING REAR GARDEN (ENCLOSED & LOW-MAINTENANCE)
- FREEHOLD



*** GUIDE PRICE: £300,000 to £325,000 ***

A UNIQUE 3-BEDROOM DETACHED FAMILY HOME (BUILT CIRCA 2007)
 - ENCLOSED BY LARGE WROUGHT IRON GATES & BOUNDARY WALLS -
 SPACIOUS 22ft LIVING & DINING ROOM - CONSERVATORY/ SUNROOM
 - FITTED KITCHEN - LAUNDRY/UTILITY ROOM -
 CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE -
 2x FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM SUITE -
 ATTRACTIVE FRONT & SIDE WRAP AROUND GARDEN - SOUTH-EAST
 FACING LOW-MAINTENANCE REAR GARDEN - PRIVATE 'GATED'
 DRIVEWAY - FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Very Well Presented 3-Bedroom Detached Family Property, comprising in brief; Entrance Hallway with Real Wood Flooring, Cloakroom/Downstairs W.c, Fitted Kitchen, Laundry/Utility Room, Large Understair Storage Cupboard housing a Tall Fridge-Freezer, 22ft Spacious Living & Dining Room with French Patio Doors to the Conservatory/ Sunroom. Staircase to the 1st Floor Landing, Master Bedroom with Fitted Wardrobes and a Door to the En-Suite, Bedroom 2 with Fitted Wardrobes, Bedroom 3 & a Family Bathroom Suite. To the Front and Side is an Attractive Garden which is enclosed by Boundary Walls, there are 2x Lockable Gates either side of the Property giving access into the South-East Facing Rear Garden which is Low-Maintenance & Enclosed. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

360 VR Tour Link >

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

EPC Rating = Awaiting assessment...

Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains.
 Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Outside Front & Attractive Wrap Around Garden - Wrought Iron Fence Gates into Private Driveway, Landscaped Wraparound Garden, Brick Paved Pathway to Front Door, Wrapped Around the Whole House, Lockable Wrought Iron Side Gate to the Right, Lockable Wooden Side Gate to the Left, Flowerbed Borders & a Range of Shrubs, Plants and Mature Trees.

Entrance Hallway - 15' 11" x 3' 6" (4.85m x 1.07m) Entered via uPVC Obscure D/g Door, Real Wood Flooring, Plastered Walls & Ceiling, Double Panel Radiator, Coving to Ceiling, Understair Storage Cupboard with Power & Lighting and houses a Tall Fridge-Freezer, Oak Doors leading to Living Room/Diner, Kitchen, Utility/Laundry Room & Downstairs Cloakroom/W.c.

Kitchen - 6' 10" x 5' 11" (2.08m x 1.80m) Tiled Flooring, Matching Wall & Base Units with Complimentary Work Surfaces Over, Tiled Splashbacks, Belfast Sink With Quarter Bowl & Drainer with Chrome Mixer Tap Over, Plastered Walls & Ceiling, Coving to Ceiling, Space for Gas Cooker with Extractor Hood Over, 2 x uPVC D/g Windows to Front and Side, Wall Mounted Extractor Fan, Space for tall Fridge/Freezer, Double Panel Radiator,

Living Room/Diner - 22' 2" x 12' 5" (6.75m x 3.78m) Heavy Duty Laminate Flooring, uPVC D/g Window to Front, 2 x Double Panel Radiators, Plastered Walls & Ceiling, Coving to Ceiling, uPVC French Doors into Conservatory.

Conservatory - 10' 2" x 10' 0" (3.10m x 3.05m) Tiled Floor, Wall Mounted Electric Radiator, Wraparound Windows to Sides and Rear with Patio Doors to Rear Garden, Feature Fan Light, Plastered Walls.

Utility/Laundry Room - 6' 5" x 2' 6" (1.95m x 0.76m) Tiled Flooring Wall Units Complimentary Work Surfaces Over Washing Machine, Tumble Dryer and Dishwasher Single Panel Radiator Plastered Walls and Ceiling Coving to Ceiling Wall Mounted Extractor Fan uPVC Obscure D/g Window to Side uPVC Obscure D/g Door to Side Wall Mounted Worcester Combi-Boiler Greenstar 30Si Compact NG Condensing Boiler

Downstairs Cloakroom/W.c - 5' 10" x 5' 5" (1.78m x 1.65m) Tiled Flooring, uPVC Obscure D/g Window to Rear, Close Coupled W.c, Pedestal Wash Hand Basin with Chrome Taps Over, Wall Mounted Extractor Fan, Plastered Walls & Ceiling, Coving to Ceiling.

Understair Storage Cupboard Housing Tall Fridge-Freezer

6' 5" x 2' 6" (1.95m x 0.76m)

Stairs/First Floor Landing - 8' 8" max x 6' 5" max (2.64m x 1.95m) Fitted Carpet to Stairs and Landing, uPVC D/g Window to Side Hatch to Insulated Loft Via Attached Ladders, Loft Light, Door to Storage Cupboard with Slat Shelving Plastered Walls and Ceiling, Coving to Ceiling, Doors to Master Bedroom, Bedroom 2, Bedroom 3 and Family Bathroom.

Master Bedroom - 12' 5" x 9' 1" (3.78m x 2.77m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling, Oak Door to En-Suite.

En-Suite - 5' 10" x 5' 6" (1.78m x 1.68m) Tiled Flooring, Shower Cubicle with Mixer Shower Over, Ceiling Mounted Extractor Fan, Fully Tiled Walls, Chrome Ladder/Towel Radiator, Close Coupled W.c, Pedestal Wash Hand Basin, uPVC Obscure D/g Window to Rear, Plastered Ceiling, Coving to Ceiling.

Bedroom 2 - 12' 5" x 9' 9" (3.78m x 2.97m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

Bedroom 3 - 12' 8" x 6' 1" (3.86m x 1.85m) Fitted Carpet, uPVC D/g Tilt & Turn Window to Front, uPVC D/g window to Side, Single Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

Family Bathroom - 6' 10" x 5' 10" (2.08m x 1.78m) Tiled Flooring, Panel Bath with Chrome Mixer Tap Over with Mixer Shower to the Mixer Tap attached to Glass Shower Screen, Close Coupled W.c, Pedestal Wash Hand Basin, Fully Tiled Walls, Ceiling Mounted Electric Extractor Fan, Chrome Towel Ladder Radiator, uPVC Obscure D/g Window to Side, Plastered Ceiling, Coving to Ceiling.

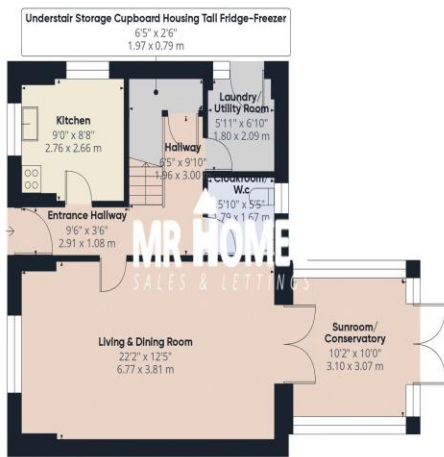
Private 'Gated' Driveway

SOUTH-EAST FACING - Rear Garden - Enclosed

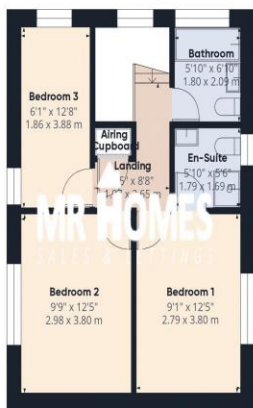
South-East Facing, Low-Maintenance, Natural Stone Patio with Patio Sun Terrace, Large Wood Panelled Storage Shed.



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

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Approximate total area[®]

1077.69 ft²
100.12 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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