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MR HOMES
SALES & LETTINGS



Woolacombe Avenue,
Llanrumney,
Cardiff CF3 4TD

Guide Price £200,000 to £210,000
Freehold

Woolacombe Avenue, Llanrumney, Cardiff. CF3 4TD.

- 2-Bed Semi-Detached House
- Landscaped West Facing Rear Garden
- Spacious Sitting Room
- Fitted Kitchen
- Home Office
- Utility Room
- Two Double Bedrooms
- Re-Fitted Bathroom (2023)
- Private Brick-Paved Double Driveway
- Freehold



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2-BED SEMI-DETACHED FAMILY HOUSE - SPACIOUS SITTING ROOM - FITTED KITCHEN - OFFICE AND UTILITY ROOM - TWO DOUBLE BEDROOMS - RE-FITTED BATHROOM SUITE (2023) - ENCLOSED REAR GARDEN - PRIVATE DOUBLE DRIVEWAY - FREEHOLD.

MR HOMES Offer **FOR SALE** this delightful and well-presented semi-detached family home located on Woolacombe Avenue in Llanrumney Cardiff CF3. Our clients bought the property as first time buyers and have enjoyed their first home, and it will appeal to another buyer looking to get their foot on the property ladder. The accommodation consists of a front porch, entrance hallway, spacious sitting room, fitted kitchen, office, utility room, two double bedrooms and a re-fitted bathroom suite (2023). Outside to the front is a private 'brick-paved' double driveway and to the rear is a secluded West facing garden to enjoy. Close by there are a range of amenities, schools and transport links. This is a super house in a popular location. Call MR Homes to arrange your appointment on 02920 204555

EPC Rating = Awaiting Assessment.
Council Tax Band = C.

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

****Prime Location: **** the property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

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



Approach & Private 'Brick-Paved' Driveway

To the front of the property is a private 'brick-paved' drive with parking for two cars.

Porch 7' 1" x 3' 4" (2.16m x 1.01m)

A brick built porch with double glazed windows to all sides and door welcomes you into the property, wood laminate flooring, inset spot lights, door to

Entrance Hallway 7' 5" x 6' 2" (2.26m x 1.87m)

A double glazed door with stained glass inserts leads you into the main residence. Double glazed window to side, stairs with spindle balustrade and fitted carpet lead to the first floor with storage under, wall mounted radiator, matching carpet to hallway, doors to

Sitting Room 19' 7" x 11' 0" (5.96m x 3.35m)

Double glazed picture window to front and sliding patio doors to garden, coving to ceiling, dado rail, feature fireplace with hearth and surround, wall mounted radiator, fitted carpet, tv and power points

Kitchen 7' 7" x 11' 8" (2.31m x 3.55m)

Double glazed window to rear. A range of wall mounted and floor base units and drawers, roll top work surfaces, inset composite sink, mixer tap and drainer, tiled splash backs. Space for cooker, dish washer, washing machine and fridge freezer. Breakfast bar, inset spotlights, tiled flooring, power points, open to

Home Office 8' 5" x 9' 1" (2.57m x 2.78m)

Double glazed windows to front and rear, storage cupboards with work surfaces over, wall mounted feature electric fireplace, continuation of matching tiled floor from kitchen to fitted carpet, double panel radiator, power points, door to

Utility Room 9' 4" x 4' 11" (2.85m x 1.51m)

Double glazed picture window and door to garden, tiled flooring

First Floor Landing 5' 10" x 4' 1" (1.78m x 1.25m)

Double glazed window to side, continuation of spindle balustrade and fitted carpet, access to fully boarded loft hatch with ladder, doors to

Bedroom One 14' 0" x 8' 7" (4.26m x 2.62m)

Double glazed window to front, dado rail, fitted wardrobes, further storage cupboard housing a wall mounted Worcester combination boiler, wall mounted radiator, wood laminate flooring, power points

Bedroom Two 10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to rear, dado rail, fitted wardrobes, wall mounted radiator, fitted carpet, power points

Bathroom - (re-fitted 2023) 6' 11" x 5' 5" (2.11m x 1.65m)

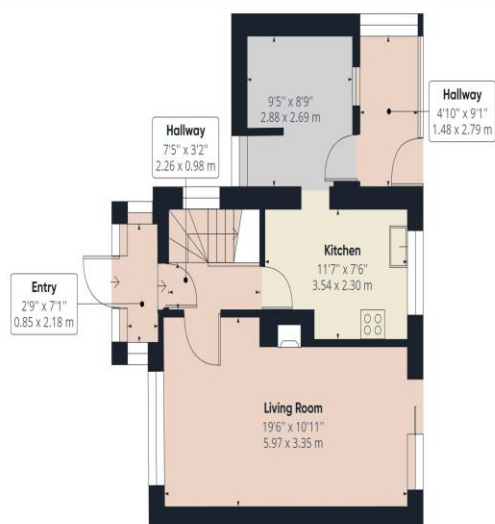
Obscured double glazed window to rear. A suite to include a panel bath, mixer tap over, with mains fed rainfall power shower with further hand held attachment, hand wash basin with mixer tap and vanity cupboard, close coupled W.c, ladder/towel radiator, tiled flooring and walls around bath, hand wash basin and W.c, inset spot lights.

Landscaped Rear Garden 39' 8" x 27' 7" (12.1m x 8.4m)

The West facing garden is secluded and a joy to be in. From either the sitting room or work out room provides direct access on to the paved patio which is surrounded by a range of mature trees and shrubs, with further lawn area with borders and large wood log cabin towards the back of the garden.



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 Building 1

Approximate total area⁽¹⁾

798.33 ft²

74.17 m²



Floor 1 Building 1

(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.

GIRAFFE360

CARDIFF & THE VALE

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