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MR HOMES
SALES & LETTINGS



Coed-Y-Gores
Llanedeyrn, Cardiff
CF23 9NP

£189,950 to £199.950
Freehold

Coed-Y-Gores, Llanedeyrn, Cardiff, CF23 9NP

- 3-BEDROOMS
- FRONT & REAR GARDENS
- COSY LIVING ROOM
- MODERN KITCHEN
- DOWNSTAIRS WC
- GARAGE
- PARKING TO REAR
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



IDEAL FOR FIRST TIME BUYERS - IDEAL FOR LANDLORDS/INVESTORS - 3-BEDROOM FAMILY HOME - COSY LIVING ROOM - OPEN PLAN KITCHEN & DINING ROOM - UTILITY ROOM - DOWNSTAIRS WC - FAMILY BATHROOM - FRONT & REAR GARDENS - GARAGE & OFF-ROAD PARKING SPACES TO REAR - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to the market this **3-Bedroom Family Home**, comprising in brief; Entrance Porch; Open Plan Dining Room & Kitchen; Living Room; Downstairs WC; Utility Room; Staircase to First Floor Landing with Hatch Access to the Insulated Loft, 3 Bedrooms and Family Bathroom. The Front Garden is mainly laid to timber decking with a central footpath laid with paving slabs. The Rear Garden is Low-Maintenance laid mainly to artificial lawn, timber gate providing access to rear. **Garage & Off-Road Parking spaces to the rear** of the property. uPVC Double Glazing and Gas Central Heating.

Tenure: Freehold

EPC Rating: TBC
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 LTD

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Entrance Porch

2' 6" x 7' 10" (0.76m x 2.39m)

Accessed via uPVC front door with obscured DG panel; laminate flooring; uPVC DG windows, one to front and one to side

Kitchen/Diner

24' 9" x 8' 9" (7.54m x 2.66m)

Accessed via timber door with glazed panel; laminate flooring; radiator; cupboard housing electricity meter; matching wall and base units with worktops over and tiled splash backs; space for range cooker; space for double door American-style fridge/freezer; stainless steel sink with half bowl, draining board and mixer tap; space and plumbing for dishwasher; breakfast bar; uPVC DG window to rear

Living Room

13' 3" x 10' 0" (4.04m x 3.05m)

Carpeted; electric fireplace; access to rear hallway; uPVC DG window to front

Downstairs WC

4' 11" x 3' 5" (1.50m x 1.04m)

Vinyl flooring; vanity unit incorporating sink with mixer tap and low level WC

Rear Hallway

8' 4" x 5' 3" (2.54m x 1.60m)

Carpeted; radiator; storage cupboard; access to Living Room, Kitchen, Downstairs WC and Utility with stairs rising to first floor

Utility Room

5' 2" MIN x 8' 7" MAX (1.57m x 2.61m)

Vinyl flooring; worktop with space and plumbing under for washing machine and tumble dryer; gas meter; access to Rear Garden via uPVC sliding patio door

First Floor Landing

6' 10" x 5' 10" (2.08m x 1.78m)

Carpeted; access to all Bedrooms and Family Bathroom; access hatch to Loft

Bedroom 1

13' 3" x 10' 1" (4.04m x 3.07m)

Laminate flooring; radiator; built-in wardrobes with sliding mirrored doors; uPVC DG window to front

Bedroom 2

13' 10" x 8' 8" (4.21m x 2.64m)

Laminate flooring; radiator; original built-in storage/wardrobe; uPVC DG window to front

Bedroom 3

10' 4" x 8' 8" (3.15m x 2.64m)

Carpeted; radiator; uPVC DG window to front

Family Bathroom

4' 11" x 9' 10" (1.50m x 2.99m)

Tiled flooring; wet wall panelling; vanity unit incorporating sink with mixer tap; low level WC; panelled bath with separate hot and cold water taps and mains powered shower over; ladder style radiator; airing cupboard housing immersion hot water tank; uPVC obscured DG window to rear

Rear Garden

Laid to artificial lawn; timber pergola with corrugated plastic roof; two concrete steps up to higher level also laid to artificial lawn; side access via timber door to garage and access to rear lane via timber gate; electric sockets

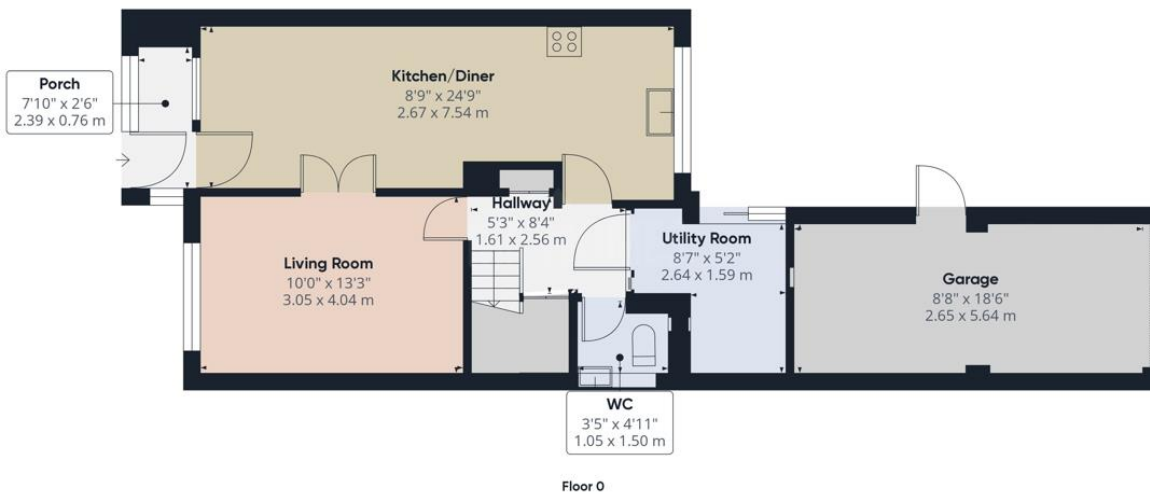
Garage

18' 6" x 8' 8" (5.63m x 2.64m)

Gas central heating boiler



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.



Approximate total area: 1078.22 ft² / 100.17 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

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