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MR HOMES
SALES & LETTINGS



Sycamore Place,
Fairwater,
Cardiff CF5 3PN

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

Sycamore Place, Fairwater, Cardiff. CF5 3PN.

- IMMACULATE 3-BED SPACIOUS FAMILY HOME
- MOVE STRAIGHT IN
- OPEN-PLAN MODERN LIVING
- THROUGH LIVING & DINING ROOM
- DOWNSTAIRS WET/SHOWER ROOM
- UTILITY ROOM
- 3x DOUBLE BEDROOMS
- ENCLOSED FRONT & REAR GARDENS
- GARAGE / WORKSHOP
- FREEHOLD



*** Guide Price: £270,000 to £280,000 ***

IMMACULATE 3x DOUBLE BEDROOM SPACIOUS FAMILY HOME - YOU CAN MOVE STRAIGHT IN - OPEN-PLAN MODERN LIVING - THROUGH LIVING & DINING ROOM - SPACIOUS KITCHEN - UTILITY ROOM - DOWNSTAIRS WET/SHOWER ROOM - RE-FITTED & MODERN FAMILY BATHROOM SUITE - ENCLOSED FRONT GARDEN - ENCLOSED REAR GARDEN with ROOF COVERED PERGOLA & LOCKABLE GATE TO REAR - GARAGE/WORKSHOP - FREEHOLD.

MR HOMES are pleased to Offer FOR SALE this 3-Bedroom Spacious Family Home, comprising in brief; Entrance Hallway, Open-Plan Living & Dining Room, Kitchen, Utility Room, Downstairs Wet/Shower Room, 1st Floor Landing, Bedroom 1 with Fitted Wardrobe & Cupboard, Bedroom 2, Bedroom 3 with Large Fitted Cupboard & a Re-Fitted Family Bathroom Suite. To the Front is a Large & Enclosed Front Garden, Door to a Storage Room. To the Rear is an Enclosed Rear Garden which is Low-Maintenance has a Roof Covered Pergola, Lockable Gate to Rear Parking Area & a Large Garage/Workshop with PowerPoints & Lighting. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/sycamoreplace36ap>

EPC Rating = Awaiting Assessment...

Council Tax Band = D.

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



Outside Front

Enclosed Front Garden, Laid to Lawn, Concrete Pathway to Front Door, uPVC Half Glazed Obscure D/g Door into Kitchen, Door to Storage Room.

Entrance Hallway - 9' 9" x 5' 8" (2.97m x 1.73m) Entered from The Rear, uPVC Half Glazed Obscure D/g Door, Large Tile Flooring, Plastered Walls and Ceiling, Dado Rail, Coving to Ceiling, Doorway to Kitchen, Staircase to 1st Floor, Door into Storage Room.

Kitchen - 11' 8" x 10' 3" (3.55m x 3.12m) Vinyl Flooring, Matching Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, 5 Ring Gas Hob, Electric Oven with Extractor Hood Over, Space for Tall Fridge Freezer, Stainless Steel Double Sink with Drainer and Mixer Tap Over, Plastered Walls and Ceiling, Radiator Covered With a Work Surface And Spindles.

Downstairs Shower/Wet Room - 5' 5" x 4' 9" (1.65m x 1.45m) Tiled Floor, Drainage to the Floor, Mixer Shower with Dual Rainfall And Handheld Shower Heads, Wall Mounted Corner Wash Hand Basin with Hot & Cold Taps Over, Close Coupled W.c., Double Panel Radiator, Obscure Window to Rear, Tiled Walls.

Living Room & Dining Room (OPEN-PLAN) - 21' 10" x 12' 8" (6.65m x 3.86m) Living Room - Hi-Gloss Quality Laminate Flooring, Living Flame Coal Effect Gas Feature Fireplace, Plastered Walls And Ceiling, Double Panel Radiator, uPVC D/g Window to Front, Dining Room - Hi-Gloss Quality Laminate Flooring, uPVC D/g Patio Doors and Windows to Rear Garden, Single Panel Radiator with Radiator Cover Over, Plastered Walls And Ceiling, Coving to Ceiling.

Stairs/First Floor Landing - 9' 8" x 2' 11" (2.94m x 0.89m) Fitted Carpet to Stairs and Landing, Dado Rail, Plastered Walls and Ceiling, Coving to Ceiling, Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 13' 7" x 10' 7" (4.14m x 3.22m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Fitted Wardrobes with 4 x Floor to Ceiling Mirror Sliding Doors, Door to Cupboard Housing a Worcester Combi-Boiler.

Bedroom 2 - 10' 8" x 10' 6" (3.25m x 3.20m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Ceiling. Coving to Ceiling.

Bedroom 3 - 11' 11" x 8' 1" (3.63m x 2.46m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Ceiling. Coving to Ceiling, Door to Large Fitted Cupboard with a Hatch to Insulated Loft.

Family Bathroom - 10' 6" x 6' 5" (3.20m x 1.95m)

Laminate Flooring, P-Shaped Panel Bath with Chrome Hot and Cold Taps Over, Electric Shower Over, Glass Shower Screen, Double Width Wash Hand Basin with Chrome Mixer Tap and Vanity Drawers, Close Coupled W.c., uPVC Obscure D/g Window to Front, Single Panel Radiator, Tiled Walls Around Bath, Remaining Walls are Paneled.

Rear Garden - Enclosed - Low-Maintenance - Patio Enclosed by Brick Walls, Large Pergola with Roof Covering, Lockable Gate Access to Rear. Doors to; Utility/Laundry Room & Garage/Workshop.

Storage Room - 4' 1" x 3' 4" (1.24m x 1.02m) Tiled Floor, Fitted Wall Cupboards Housing Electric Fusebox, RCD Consumer Unit and Gas & Electric Meters. Doorway to Downstairs Shower/Wet Room.

Garage/Workshop - 17' 2" x 9' 5" (5.23m x 2.87m)

Up 'n' Over Door, PowerPoints & Lighting, Door into Rear 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.



CARDIFF & THE VALE

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