

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Bramble Close,
Fairwater,
Cardiff CF5 3UA

Guide Price £210,000 to £220,000
Freehold

Bramble Close, Fairwater, Cardiff. CF5 3UA.

- NO CHAIN - 3-BED SEMI-DETACHED FAMILY HOME
- FAR REACHING VIEWS TO FRONT
- 3x DOUBLE BEDROOMS
- 2x RECEPTION ROOMS
- L-SHAPED KITCHEN/UTILITY
- SEPARATE SHOWER ROOM & W.C
- SOUTH-FACING REAR GARDEN
- LARGE FRONT GARDEN
- PRIVATE DRIVEWAY
- FREEHOLD



NO CHAIN
PRICED TO SELL QUICKLY
3-BED SEMI-DETACHED FAMILY HOME
with
FAR REACHING MOUNTAIN VIEWS
LARGE PLOT
3x DOUBLE BEDROOMS - 2x RECEPTION ROOMS
L-SHAPED KITCHEN/UTILITY
SEPARATE SHOWER ROOM & W.C
PRIVATE DRIVEWAY –
SOUTH-FACING ENCLOSED REAR GARDEN
LARGE FRONT GARDEN
uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Living Room with Double Doors to the 2nd Reception Room with Far Reaching Mountain Views, L-Shaped Kitchen/Utility, Staircase to the 1st Floor Landing, Bedroom 1 with Far Reaching Mountain Views, Bedroom 2, Bedroom 3 with Far Reaching Mountain Views, Shower Room & Separate W.c. The Enclosed Rear Garden is South-Facing. The Large Front Garden achieved Far Reaching Mountain Views and there is a Private Driveway at the Foot of the Front Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic c30kw Combi-Boiler.

EPC Rating = C. Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

MR HOMES: 02920 204 555

WWW.MR-HOMES.CO.UK



Front Garden

Large Private Driveway to Front, Large Front Garden Mainly Laid to Lawn, Steps with Handrails down to Driveway or up to Front Door.

Entrance Porch - 8' 10" x 1' 10" (2.69m x 0.56m)

uPVC Half Glazed D/g Pane Door into Entrance Hallway.

Entrance Hallway - 13' 2" x 2' 8" (4.01m x 0.81m)

Laminate Floor, Understair Storage Area, Radiator with cover, Wall Mounted Hive Central Heating System.

2nd Reception Room with Far Reaching Mountain Views - 12' 9" x 9' 7" (3.88m x 2.92m)

Fitted Carpet, uPVC D/g Window to Front with Far Reaching Views, Single Panel Radiator, Electric Fireplace, Coving to Ceiling, Dado Rail, Double Doors to Living Room.

Living Room - 13' 9" x 11' 9" (4.19m x 3.58m)

Laminate Floor, uPVC D/g French Door with Windows either side to Rear, Single Panel Radiator, Coving to Ceiling, Dado Rail.

Kitchen/Utility - 21' 8" x 5' 1" (6.60m x 1.55m)

Tiled Floor, Matching Wall and Base Units, Work surfaces over, Tiled Splashbacks, Space for Electric Cooker, Plumbed for Washing Machine, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap over, Space for Under Counter Freezer, uPVC Half Glazed D/g Obscure Door to Rear Lean To/Storage Room, Kitchen extends over to, uPVC Window to front, Door into Storage Room.

Storage Room - 4' 2" x 2' 9" (1.27m x 0.84m)

Fitted Wall Cupboards Housing Electric Fuse Box, Electric Meter, and Gas Meter.

Stairs to First Floor Landing - 9' 7" x 2' 11" (2.92m x 0.89m)

Fitted Carpet to Stairs and Landing, Hatch to Loft with Attached Ladders.

Bedroom 1 with Far Reaching Mountain Views - 13' 8" x 10' 6" (4.16m x 3.20m)

Fitted Carpet, uPVC D/g Window to Front with Far Reaching Views, Double Panel Radiator, Coving to Ceiling, Door to Airing Cupboard Housing Ideal Logic c30kw Combi-Boiler, Second Fitted Cupboard with Fixed Shelving.

Bedroom 2 - 12' 11" x 11' 1" (3.93m x 3.38m)

Laminate Floor, uPVC D/g Window to Rear, Double Panel Radiator with Radiator Cover, Coving to Ceiling, Custom Built Wardrobe with Fixed Hanging Rail.

Bedroom 3 with Far Reaching Mountain Views - 11' 11" x 8' 0" (3.63m x 2.44m)

Stripped Floorboards, uPVC D/g Window to Front with Far Reaching Views, Double Panel Radiator, Coving to Ceiling, Door to Large Storage Cupboard

Shower Room - 7' 0" x 6' 3" (2.13m x 1.90m)

Carpet Tile Floor, Shower Cubicle With Electric Shower over, Pedestal Wash Hand Basin, uPVC Obscure D/g Window to Rear, Single Panel Radiator, Inset Spotlighting to Ceiling.

Separate W.c. - 6' 3" x 3' 3" (1.90m x 0.99m)

Vinyl Floor, Close Coupled W.c., uPVC Obscure D/g Window to Rear, Dado Rail.

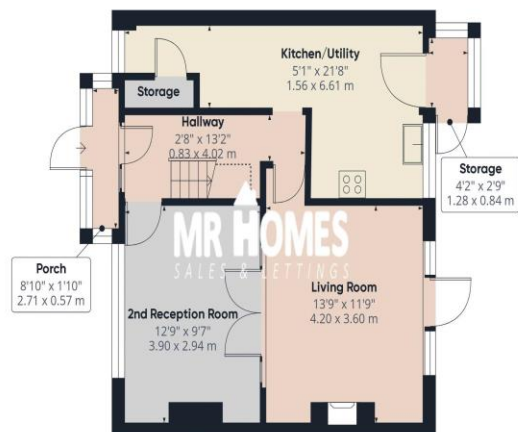
Private Driveway

Rear Garden - Enclosed & SOUTH-FACING

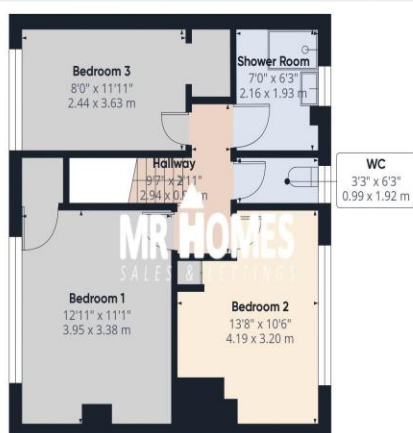
Enclosed Rear Garden, Patio with Patch of Laid Lawn, South Facing.



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 area⁸

1000.18 ft²
92.92 m²

Reduced headroom

13.49 ft²
1.25 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

GIRAFFE 360

CARDIFF & THE VALE

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