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MR HOMES
SALES & LETTINGS



Woodlands Park Drive,
Caerau, Cardiff
CF5 5RB

Guide Price £220,000 to £230,000
Freehold

Woodlands Park Drive, Caerau, Cardiff. CF5 5RB.

- NO CHAIN
- 3-BED FAMILY HOME
- SOUTH-EAST FACING REAR GARDEN BACKS ONTO WOODLANDS
- SPACIOUS LIVING & DINING ROOM
- FITTED KITCHEN
- CLOAKROOM/ DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- 3-PIECE WHITE BATHROOM SUITE
- PRIVATE DRIVEWAY & GARAGE
- FREEHOLD



NO CHAIN

3-BED FAMILY HOME - SOUTH-EAST FACING REAR GARDEN BACKS ONTO WOODLANDS - PRIVATE DRIVEWAY - LARGE GARAGE - 3x DOUBLE BEDROOMS - FITTED KITCHEN - SPACIOUS LIVING & DINING ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN BATHROOM SUITE - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Living & Dining Room, Kitchen, Staircase to 1st Floor Landing, Bedroom1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. Private Driveway & Large Garage. South-East Facing Tiered Rear Garden which backs onto Woodlands, uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic c30 Combi-Boiler (Fitted Approx. 3 Years).

360 VR Tour Link > <https://tour.giraffe360.com/woodlandsparkdrive14ap>

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
PLEASE CONTACT MR HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK



Outside Front

Low Maintenance, Strip of Astro Turf And Laid Slate Chippings to Border, Feather Edge Fencing & Brick Wall Dividing Properties.

Entrance Porch - 6' 1" x 2' 3" (1.85m x 0.69m)

uPVC D/g Door Into Entrance Porch, Laminate Flooring, uPVC Half Glazed Obscure D/g Door to Hallway.

Hallway - 12' 9" x 6' 0" (3.88m x 1.83m)

Laminate Flooring, Double Panel Radiator, Plastered Walls And Textured Ceiling, Dado Rail, Coving to Ceiling, Wall Mounted Siemens Thermostat Control, Door to Understair Storage Cupboard, Doors to Living/Dining Room, Kitchen & Cloakroom/Downstairs W.c.

Cloakroom/Downstairs W.c. - 5' 11" x 2' 5" (1.80m x 0.74m)

Vinyl Flooring, Close Coupled W.c. Wall Mounted Wash Hand Basin with Hot & Cold Taps Over, Fully Tiled Walls, Obscure Window to Side Into Porch.

Kitchen - 12' 0" x 9' 4" (3.65m x 2.84m)

Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink With Quarter Bowl And Drainer With Mixer Tap Over, 4 Ring Gas Hob, Electric Oven, Plumbed For Washing Machine, Space for Tumble Dryer Space For Tall Fridge Freezer, uPVC D/g Window to Front, Plastered Walls And Ceiling.

Living/Dining Room - 18' 4" x 13' 1" (5.58m x 3.98m)

Laminate Flooring, uPVC D/g Window to Rear, Double French Patio Doors to Rear Garden, Double Panel Radiator, Electric Feature Fireplace With Mantelpiece Surround, Plastered Walls And Plastered Ceiling, Coving To Ceiling,

Staircase/First Floor Landing - 13' 5" x 3' 0" (4.09m x 0.91m)

Fitted Carpet, Handrail, Dado Rail, Plastered Walls And Textured Ceiling, Hatch to Insulated Loft, Door to Airing Cupboard, Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 11' 3" x 8' 7" (3.43m x 2.61m)

Laminate Floor, uPVC D/g Window to Rear, Single Panel Radiator.

Bedroom 2 - 9' 9" x 9' 8" (2.97m x 2.94m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Double Bi-Fold Doors to Fitted Wardrobe.

Bedroom 3 - 9' 8" x 8' 4" (2.94m x 2.54m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Feature Archway Over the Bed.

Family Bathroom - 9' 6" x 6' 4" (2.89m x 1.93m)

Vinyl Flooring, Panel Bath With Hot & Cold Taps Over, Electric Shower Over Bath, Close Coupled W.c., Wash Hand Basin With Mixer Tap Set In Vanity Cupboard, Double Panel Radiator, Fully Tiled Walls, uPVC D/g Window to Front.

Rear Garden - SOUTH-EAST FACING

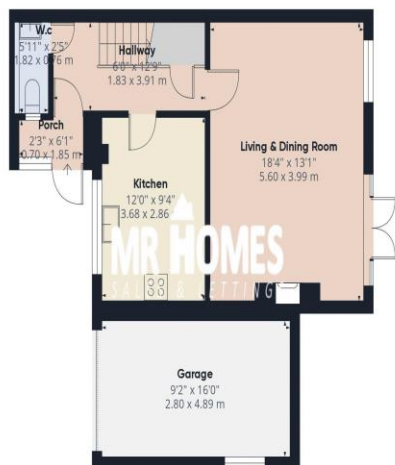
Patio to Tiered and Enclosed Rear Garden, Backs on To Woodlands, South-East Facing. Roof Renewed Approx 2 Years Ago.

Garage - 16' 0" x 9' 2" (4.87m x 2.79m)

Up And Over Door, UPVC Window to Side, Power Points and Lighting, Houses Gas Meter, Ideal Logic c30 Combi-Boiler (Fitted Approx. 3 Years), Pitched Roof With Storage In The Eaves.



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.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

985.65 ft²
91.57 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.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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