

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



Poplar Road,
Fairwater,
Cardiff CF5 3PU

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

Poplar Road, Fairwater, Cardiff CF5 3PU.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED SEMI-DETACHED FAMILY HOME
- SET ON A GENEROUS SIZE CORNER PLOT
- 2x RECEPTION ROOMS
- FITTED KITCHEN with PANTRY
- OUTHOUSE/UTILITY & DOWNSTAIRS W.C.(needs to be replaced)
- 1st FLOOR FAMILY BATHROOM SUITE
- LARGE FRONT & REAR GARDENS - ENCLOSED
- PRIVATE DOUBLE-DRIVEWAY
- FREEHOLD



NO CHAIN

MOVE STRAIGHT IN - 3-BED SEMI-DETACHED FAMILY HOME SET ON A CORNER PLOT - 2x RECEPTION ROOMS - FITTED KITCHEN - OUTHOUSE/UTILITY - FAMILY BATHROOM SUITE - LARGE FRONT GARDEN - LARGE & ENCLOSED REAR GARDEN - PRIVATE DOUBLE-DRIVEWAY TO FRONT (CAN BE EXTENDED TO FIT MULTIPLE VEHICLES)
SOME NEW uPVC D/G WINDOWS
GAS C/H with COMBI-BOILER
FREEHOLD.

MR HOMES Offer **FOR SALE** with No Ongoing Chain this 3-Bedroom Semi-Detached Family Home, The House Sits on a Generous Size Plot, and briefly comprises of; Enter into the Open-Plan Sitting/2nd Reception Room via a Composite Door, Further Doors to the Living Room & Fitted Kitchen, Pantry, Outhouse/Utility, Downstairs W.c. which needs to be replaced. Staircase to the 1st Floor Landing, Hatch to Insulated Loft with Ladders (Not Attached), Door to Airing Cupboard Housing an Ideal Esprit Eco2 30KW Combi Boiler, Bedroom 1, Bedroom 2, Bedroom 3, and Family Bathroom Suite. The Large Attractive Front Garden is Enclosed as is the Large South-East Facing Rear Garden. Private Double Driveway to Front. The Vendors Fitted New uPVC Double Glazing Windows to the Front of the Property, the Remaining Windows are all uPVC Double Glazed. Gas Central Heating Powered by an Ideal Esprit Eco2 30KW Combi Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/poplarroad60ap>

EPC Rating = Awaiting assessment...
Council Tax Band = D.

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

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



Outside Front & Front Garden

Corner Plot, Enclosed Front Garden, Laid To Lawn With Bluebell Flowers to Border, Patio Slabs Leading to Front Door, House Entered By A Fitted Front New Composite Door.

Sitting/ 2nd Reception Room - 13' 4" x 11' 6" (4.06m x 3.50m)

Entered via Composite Door, Fitted Carpet, uPVC D/g Window to Rear, uPVC Obscure D/g Window to Front, Double Panel Radiator, Wall Mounted Electric Fireplace, Coving to Ceiling, Open-Plan Staircase to First Floor Landing, Understair Storage Cupboard Housing Gas Meter, Door to 2nd Reception Room/Living Room.

Living Room - 19' 3" x 9' 10" (5.86m x 2.99m)

Fitted Carpet, uPVC D/g French Doors to Rear Garden, Double Panel Radiator, Coving to Ceiling, Gas Pipe Capped Off, Moveable Electric Fireplace.

Kitchen - 9' 11" x 7' 4" (3.02m x 2.23m)

Has A Pantry, Matching Wall And Base Units, Work Surfaces Over, Fully Tiled Walls, Stainless Steel Sink And Drainer With Chrome Mixer Tap, uPVC D/g Window to Front Fitted 1 year ago (Approx), Space for Gas Or Electric Cooker, Inset Spotlighting to Ceiling, Wall Cupboard Housing RCD Consumer Unit, Door to Outhouse/Utility Room.

Outhouse/Utility Room - 15' 3" x 6' 5" (4.64m x 1.95m)

Plumbed for Washing Machine, Space for Tumble Dryer and Other White Goods, uPVC Door to Front, uPVC Half Glazed Obscure D/g Door to Rear Garden, uPVC Obscure D/g Window to Rear, Door to Downstairs W.c

Downstairs W.c - 4' 4" x 2' 8" (1.32m x 0.81m)

Not Currently Working, Would Need to Be Redone By New Buyers, Plumbing Present, Low Level W/c. Wall Mounted Wash Hand Basin, uPVC Obscure Window to Front.

Stairs/First Floor Landing - 9' 0" x 3' 2" (2.74m x 0.96m)

Fitted Carpet, Dado Rail, uPVC D/g Window to Front (Fitted 1 Year Ago Approx.), Coving to Ceiling, Hatch to Insulated Loft With Ladders (Not Attached), Door to Airing Cupboard Housing Ideal Esprit Eco2 30KW Combi Boiler, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 11' 5" x 10' 9" (3.48m x 3.27m)

Stripped Floorboards, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

Bedroom 2 - 10' 9" x 10' 6" (3.27m x 3.20m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Fitted Cupboard Coving to Ceiling. Wardrobes And Ikea Chest Of Drawers to Remain.

Bedroom 3 - 8' 3" x 8' 2" (2.51m x 2.49m)

Fitted Carpet, uPVC D/g Window to Front, (Fitted 1 Year Approx) Single Panel Radiator, Coving to Ceiling, Fitted Cupboard.

Family Bathroom - 8' 4" x 5' 7" (2.54m x 1.70m)

Panel Bath With Chrome Mixer Tap, Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c, uPVC D/g Obscure Window to Front (Fitted 1 Year Ago (Approx) Fully Tiled Walls, Inset Spotlighting to Ceiling,

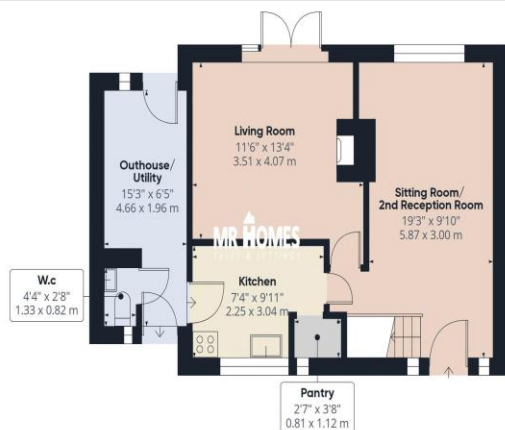
Private Double Driveway

Rear Garden - SOUTH-EAST FACING

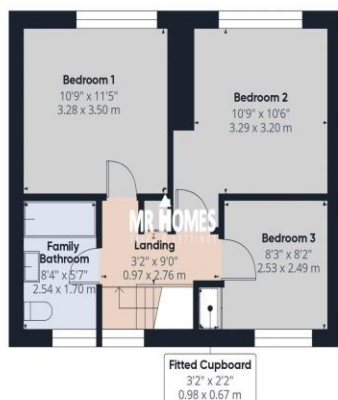
Large Rear Garden, Enclosed With Newly Fitted Feather Edge Fencing And Brick Wall, Patio to Laid Lawn, Mature Tree At Bottom Of Garden, Garden Is South East Facing.



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.



Ground Floor



Floor 1

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾
933.56 ft²
86.73 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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer