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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Lower Acre,
Caerau,
Cardiff CF5 5HF

Guide Price £180,000 to £190,000
Freehold

Lower Acre, Caerau, Cardiff. CF5 5HF.

- IMMACULATE 2-BED MODERN FAMILY HOME
- IDEAL STARTER HOME FOR 1st TIME BUYERS
- MOVE STRAIGHT IN
- OPEN-PLAN MODERN LIVING
- RE-FITTED HOWDENS KITCHEN with INTEGRATED APPLIANCES
- RE-FITTED QUALITY BATHROOM SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- PRIVATE 'DOUBLE' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



IMMACULATE & MODERN 2-BEDROOM FAMILY HOME - IDEAL STRATER HOME FOR 1st TIME BUYERS - MODERN OPEN-PLAN LIVING - LARGE PORCELAIN FLOOR TILES TO THE GROUND FLOOR - RE-FITTED HOWDENS KITCHEN with BREAKFAST BAR - INTEGRATED APPLIANCES - OPEN-PLAN TO THE LIVING ROOM - 2x DOUBLE BEDROOMS (MASTER with FITTED WARDROBES) - RE-FITTED & MODERN QUALITY BATHROOM SUITE - BEAUTIFULLY LANDSCAPED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H with a WORCESTER COMBI-BOILER - CUL-DE-SAC LOCATION - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Refurbished 2-Bedroom Family Home, comprising in brief; Enter into the Kitchen/Breakfast Room Open-Plan to the Living Room, Howdens Fitted Kitchen with Integrated Appliances, Breakfast Bar and Patio Sliding doors leading onto the Beautifully Landscaped Rear Garden. Understair storage Cupboard, Staircase to the 1st Floor Landing with Quality Fitted Carpet, Access to the Insulated Loft which Houses a Combi-Boiler. Bedroom 1 is a Double Bedroom also with Quality a Fitted Carpet & Fitted Wardrobe, Bedroom 2 is also a Double Bedroom with a Quality Fitted Carpet, The Re-Fitted & Modern Family Bathroom has a 3-Piece White Matching Suite. To the Front is Garden with Laid Lawn & an Outside Tap, Porch & Welcome Light Over the Front Door. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler.

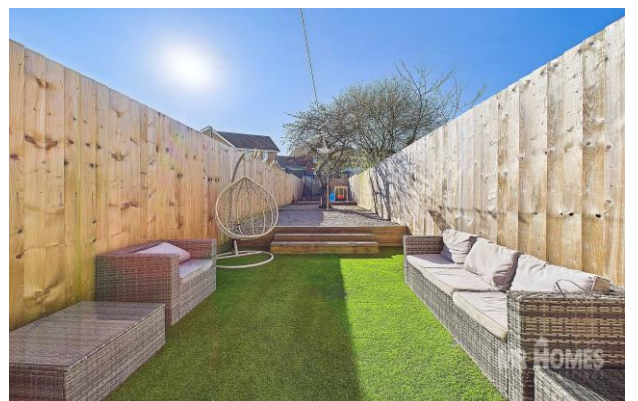
360 VR Tour Link > <https://tour.giraffe360.com/loweracre14ap/>

EPC Rating =Awaiting Assessment...
Council Tax Band = B.

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 & Garden

Laid to Lawn, Patio Pathway Leading to Front Door, Outside Tap, Welcome Light Above the Front Door, Entered via uPVC Full Obscured D/g Door.

Re-Fitted HOWDENS Kitchen Open-Plan to Living Room

24' 5" x 11' 6" (7.44m x 3.50m)

Large Porcelain Tiled Floor, Refitted Howdens Kitchen with White Hi-Gloss Doors, Work Surfaces Over, Tiled Splashbacks, Ceramic 4 Ring Hob, Fan Assisted Electric Oven With Extractor Hood Over, Sink and Drainer With Chrome Mixer Tap Over, uPVC D/g Window to Front, 2 x Double Panel Radiators, Integrated Fridge/Freezer, Integrated Washing Machine & Tumble Dryer, Inset Spotlighting to Ceiling, Plastered Walls & Plastered Ceiling, Wall Mounted Electric Fuse Box, Open Plan to Living Room.

Stairs/First Floor Landing - 7' 6" x 5' 9" (2.28m x 1.75m)

Fitted Carpet, Hatch to Insulated Loft & Boarded Loft, Loft light & Housing a Worcester Combi-Boiler, Inset Spotlighting to Ceiling, Doors to Bedroom 1, Bedroom 2 and Family Bathroom.



Living Room (Measurements included with Kitchen)

Open-Plan from Kitchen, Large Porcelain Tiled Floor Continued from Kitchen, Inset Spotlighting to Ceiling, Understair Storage Cupboard, uPVC D/g Patio Sliding Door to Rear Garden.

Bedroom 1 - 11' 6" x 8' 1" (3.50m x 2.46m)

Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlighting to Ceiling, Deep Fitted Wardrobes With Hanging Rails and Fixed Shelving.

Bedroom 2 - 8' 8" x 8' 5" (2.64m x 2.56m)

Fitted Carpet, uPVC D/g Tilt & Turn Window to Rear, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlighting to Ceiling.



Family Bathroom - 7' 2" x 4' 11" (2.18m x 1.50m)

Refitted and Modern Family Bathroom Suite, Large Porcelain Tile Flooring, Panel Bath with Chrome Mixer Tap Over and Attached Shower, Wash Hand Basin with Chrome Mixer Tap Over, Set In Vanity Cupboard, Close Coupled W.c., Fully Tiled Walls, Chrome Ladder Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlighting to Ceiling.

Rear Garden

Landscaped Rear Garden, Astroturf With Steps Up To Laid Gravel for Remainder Of Garden, Enclosed By Feather Edge Fencing, Outside Light, West Facing Garden.

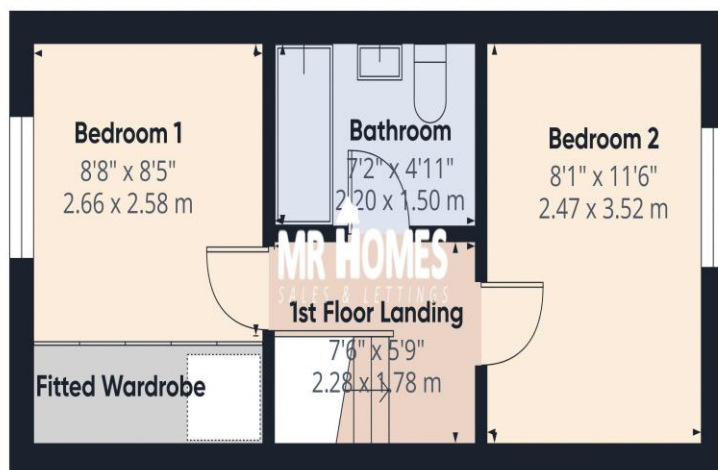
Private 'Double' Driveway to Side Of Properties.



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
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Approximate total area⁽¹⁾
 537.97 ft²
 49.98 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 are based on RICS (IPMS 3C) standard.

GIRAFFE360

CARDIFF & THE VALE

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