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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Treharris Street,  
Roath, Cardiff  
CF24 3HL

Guide Price £229,950 to £239,950  
Freehold



# Treharris Street, Roath, Cardiff. CF24 3HL.

- NO CHAIN
- A WELL PRESENTED & EXTENDED 2-BED FAMILY HOME
- IDEAL FOR 1st TIME BUYERS or INVESTORS
- OPEN-PLAN LIVING & DINING ROOM
- EXTENDED KITCHEN
- UTILITY ROOM & W.C
- 2x DOUBLE BEDROOMS
- SPACIOUS BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



**NO CHAIN**  
**MOVE STRAIGHT INTO THIS WELL PRESENTED 2-BED EXTENDED FAMILY HOME**  
**IDEAL OPPORTUNITY FOR 1st TIME BUYERS TO GET ON THE PROPERTY LADDER**  
**or INVESTORS**  
**OPEN-PLAN LIVING & DINING ROOM - EXTENDED KITCHEN UTILITY ROOM &**  
**W.C - 2x DOUBLE BEDROOMS**  
**SPACIOUS FAMILY BATHROOM SUITE**  
**ENCLOSED SOUTH-FACING REAR GARDEN**  
**TENURE: FREEHOLD.**

**MR HOMES** are very pleased to Offer **FOR SALE** this 2x Double Bedroom Extended Family Home, comprising in brief; Entrance Hallway, Open-Plan Living & Dining Rooms, Extended Kitchen, Roof Covered Patio to Rear leads to the Outside Utility Room & W.c. From the Entrance Hallway, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, Bedroom 2 & a Good Size Family Bathroom Suite. The Rear Garden is also a Good Size, Enclosed and Benefits from being South Facing. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 25i ErP Condensing Combi-Boiler.

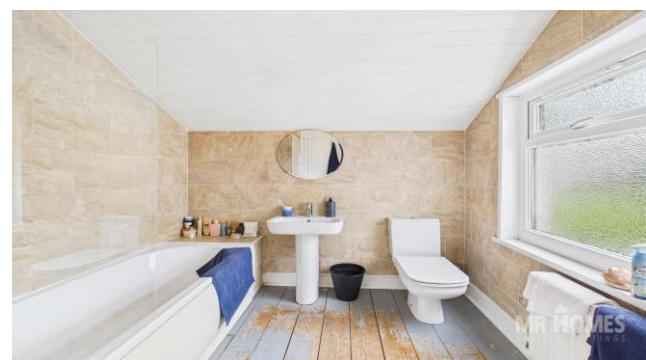
360 VR Tour Link > <https://tour.giraffe360.com/treharrisstreet86ap/>

**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](http://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](http://WWW.MR-HOMES.CO.UK)**



**Entrance Hallway - 16' 3" x 3' 0" (4.95m x 0.91m)**

Entered Via A Solid Wooden Door, Laminate Flooring, Single Panel Radiator, Door to Thru Lounge/Diner, Stairs to First Floor Landing.

**Through Lounge/Diner (Lounge Part) - 10' 10" x 9' 11" (3.30m x 3.02m)**

Laminate Flooring, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls & Plastered Ceiling, Base Cupboards to the Recesses, 1 of which Houses Gas Meter. The 2nd Cupboard Has Fixed Shelving, Open-Plan to Dining Room.

**Through Lounge/Diner (Diner Part) - 12' 7" x 10' 3" (3.83m x 3.12m)**

Laminate Flooring Continued From Lounge, Single Panel Radiator, Fitted Cupboards to the one Recess, 1 of which Houses Electric Meter and RCD Consumer Unit. Understair Storage Unit, Window Into Kitchen, Doorway to Kitchen.

**Kitchen (Extended) - 12' 9" x 8' 10" (3.88m x 2.69m)**

Kitchen Extended With Infill Extension, Laminate Flooring, Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks, Under Counter Fridge and Freezer, Double Panel Radiator, Stainless Steel Sink and Drainer With Mixer Tap, 4 Ring Indesit Ceramic Electric Hob With Indesit Electric Oven, uPVC Obscure D/g Windows to Side & Rear, Plastered Walls & Plastered Ceiling, Pantry Cupboard, Custom Fitted Cupboard With Fixed Shelving And A Drawer, uPVC Obscure D/g Half Glazed Door to Rear Garden.

**Stairs/First Floor Split-Level Landing - 6' 8" x 2' 11" (2.03m x 0.89m)**

Fitted Carpet On Staircase Up to Split Level Landing, Which Have Stripped Floorboards, Plastered Walls and Plastered Ceiling, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2 and Family Bathroom.

**Bedroom 1 - 13' 1" x 11' 1" (3.98m x 3.38m)**

Stripped Floorboards, 2 x uPVC D/g Windows to Front, Single Panel Radiator, Plastered Walls & Plastered Ceiling.

**Bedroom 2 - 12' 9" x 7' 10" (3.88m x 2.39m)**

Stripped Floorboards, uPVC D/g Window to Rear, Single Panel Radiator, Fixed Shelving to One Of The Alcoves.

**Family Bathroom - 8' 4" x 7' 7" (2.54m x 2.31m)**

Stripped Floorboards, Panel Bath with Chrome Mixer Tap & Mixer Shower Over With Dual Handheld and Rainfall Showerheads, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap Over, Close Coupled W.c., Double Panel Radiator, 3 Tiled Walls, uPVC Obscure D/g Window to Side, Wall Mounted Electric Extractor Fan, Airing Cupboard With Fixed Shelving Housing Worcester Greenstar 25i ErP Condensing Combi-Boiler, Further Cupboard With Fixed Shelving.

**Outside Utility/Downstairs W.c. - 6' 7" x 6' 3" (2.01m x 1.90m)**

Close Coupled W.c., Plumbed for Washing Machine, Space for Tumble Dryer with Work Surface Over, Stainless Steel Sink and Drainer with Mixer Tap, Obscure Window to Rear, Power Points and Lighting.

**Rear Garden - SOUTH-FACING**

Enclosed Rear Garden Roof Covering Over Patio Section, South Facing Garden, Sleepers Which Enclose a Flowerbed with a mixture of Immature Trees, Brick Built Outbuilding, Door into Outside Utility/Downstairs W.c.,

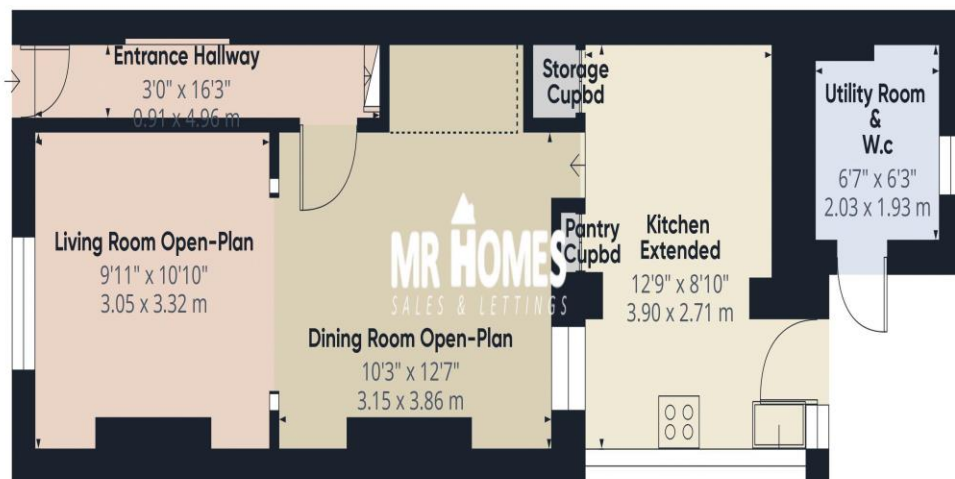
**Brick Built Outbuilding**

Used for Storage.

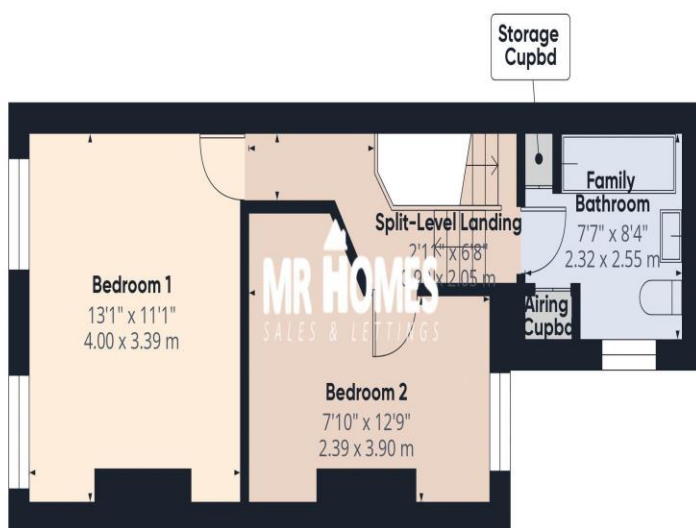




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



1st Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

825.17 ft<sup>2</sup>

76.66 m<sup>2</sup>

**Reduced headroom**

14.69 ft<sup>2</sup>

1.37 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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