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MR HOMES
SALES & LETTINGS



Windrush Place,
Fairwater, Cardiff
CF5 3PG

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

Windrush Place

Fairwater, Cardiff, CF5 3PG

Overview

- GUIDE PRICE: £229,950 to £239,950
- END-OF-LINK
- DETACHED GARAGE
- 2x RECEPTION ROOMS
- SPACIOUS KITCHEN
- UTILITY/STORAGE ROOM
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



3-BED END-OF-LINK SPACIOUS FAMILY HOME - DETACHED GARAGE - 2 RECEPTION ROOMS – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom End-of-Link Family Home, comprising in brief; Enter into the Spacious Kitchen, Mid-Hallway, Lounge, Reception Room 2, Utility/Storage Room, Rear Lobby, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3, Bathroom & a Separate W.c. The Front Garden is Laid to Lawn. The Enclosed Rear Garden is Low-Maintenance with Decking & Stone Chippings. There is a 16ft Detached Garage with Power & Lighting. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester 28i Junior Combi-Boiler.

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

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Kitchen

16' 5" max x 10' 0" (5.00m x 3.05m)

Mid Hallway**Lounge**

15' 5" x 11' 8" (4.70m x 3.55m)

2nd Reception Room

12' 8" x 9' 7" (3.86m x 2.92m)

Utility/Storage Room

10' 1" x 4' 11" (3.07m x 1.50m)

Rear Lobby

10' 7" x 3' 4" min (3.22m x 1.02m)

1st Floor Landing**Bedroom 1**

12' 11" x 10' 9" (3.93m x 3.27m)

Bedroom 2

13' 7" x 10' 8" (4.14m x 3.25m)

Bedroom 3

15' 8" into fitted cupboard x 7' 11" (4.77m x 2.41m)

Family Bathroom

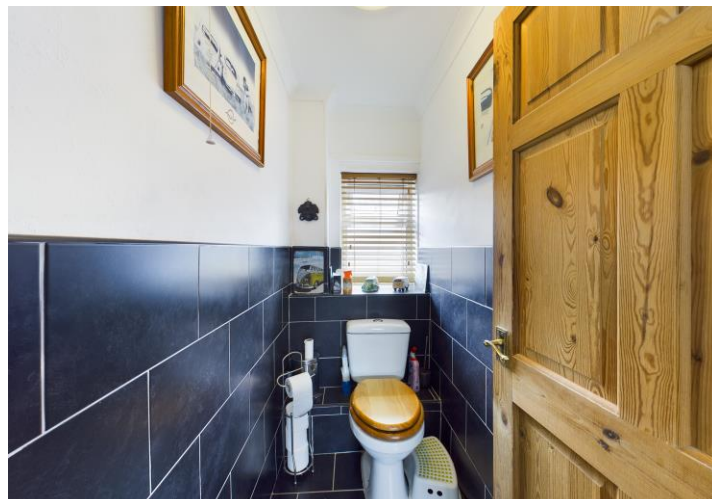
6' 9" x 6' 4" (2.06m x 1.93m)

W.c

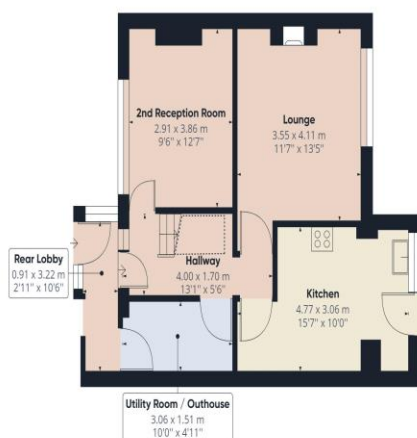
6' 4" x 3' 1" (1.93m x 0.94m)

Front Garden**Rear Garden - Enclosed & Low-Maintenance****Detached Garage with Power & Lighting.**

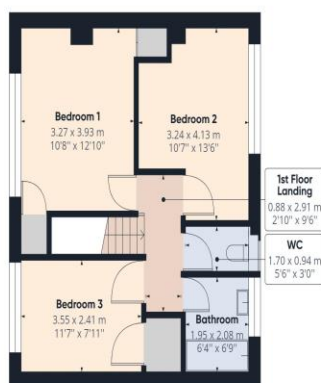
16' 1" x 9' 2" (4.90m x 2.79m)



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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1045.16 ft²
97.10 m²

Reduced headroom

11.14 ft²
1.03 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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