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

**MR HOMES**  
SALES & LETTINGS



Smeaton Mews,  
Smeaton Street, Riverside,  
Cardiff CF11 6EF

Guide Price £225,000 to £235,000  
Freehold



# Smeaton Street, Riverside, Cardiff. CF11 6EF.

- A MODERN 2-BED SEMI-DETACHED MEWS HOUSE
- WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF 3 PROPERTIES
- MODERN OPEN-PLAN LIVING
- PLUSH WOOD FLOORS & VAULTED CEILINGS TO THE 1st FLOOR
- MODERN FITTED KITCHEN with INTEGRATED APPLIANCES
- SITTING & DINING AREAS
- 2x BEDROOMS
- MODERN BATHROOM SUITE
- ENCLOSED PRIVATE COURTYARD
- TENURE: FREEHOLD.



\*\*\* Guide Price: £225,000 to £235,000 \*\*\*

A MODERN 2-BED SEMI-DETACHED MEWS HOUSE WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF 3 PROPERTIES (BUILT CIRCA 2017) YOU CAN MOVE STRAIGHT IN AS THE DECOR THROUGHOUT IS CONTEMPORARY - ENJOY OPEN-PLAN MODERN LIVING VAULTED CEILINGS TO THE 1ST FLOOR MODERN KITCHEN with INTEGRATED APPLIANCES 2x BEDROOMS - MODERN BATHROOM SUITE PRIVATE COURTYARD GARDEN - uPVC D/G WINDOWS TENURE: FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this Modern 2-Bedroom Semi-Detached Family Home, comprising in brief; Enter into the Open-Plan Ground Floor, Living, Dining & a Modern Kitchen with Integrated Appliances, Staircase to the 1st Floor Landing with Vaulted Ceilings to all Upstairs Rooms including Bedroom 1, Bedroom 2 & the Modern Bathroom Suite. To the Front of the Property is a Private Courtyard with Outside PowerPoints, Lighting and Access to a Storage Shed. uPVC Double Glazing Windows. The Property is All Electric (No Gas).

360 VR Tour Link > <https://tour.giraffe360.com/smeatonmews2ap/>

EPC Rating =C. 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, and is near the City Centre

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



## APPROACH

Security Gate to Access this Private Development. Brick-Paved Pathway to A Private Courtyard Garden, Outside PowerPoints & Lighting, Lockable Storage Shed.

## Open-Plan Living / Dining / Kitchen (with integrated appliances)

20' 1" minimum length x 12' 5" (6.12m x 3.78m)

Enter via Composite Door, Wood Flooring, 2x uPVC D/g Windows to Front, 2x Dimplex Modern Electric Radiators, 2x Understair Storage Cupboards, Base Cupboard housing Electricity Meter, Wall Mounted RCD Consumer Unit Over, Yale Alarm. Matching Wall & Base Units with White High Gloss Doors & Drawers, Real Wood Worktops Over, Tiled Splash Backs, Stainless Steel Circular Sink & Drainer with Mixer Hose Tap Over, Integrated Appliances include; Beko Fridge-Freezer (2024), Beko Dishwasher, Hotpoint Washing Machine (2024), Plastered Walls & Ceiling with Inset Spotlights to Ceiling. Staircase to 1st Floor Landing.

## 1st Floor Landing with Vaulted Ceiling

5' 10" x 5' 2" (1.78m x 1.57m)

Fitted Carpet to Staircase & Landing, Feature Carpeted Shelf to Staircase, Plastered Walls & Ceiling with Inset Spotlighting, Circular D/g Skylight D/g to Ceiling.

## Bedroom 1 with Vaulted Ceiling

12' 5" x 11' 11" (3.78m x 3.63m)

Fitted Carpet, uPVC D/g Window to Front, Wall Mounted Dimplex Modern Radiator, Plastered Walls & Ceiling with Inset Spotlights to Ceiling.

## Bedroom 2 with Vaulted Ceiling

6' 10" x 5' 10" (2.08m x 1.78m)

Fitted Carpet, uPVC D/g Window to Front, Wall Mounted Dimplex Modern Radiator, Plastered Walls & Ceiling with Inset Spotlights to Ceiling.

## Bathroom Suite with Vaulted Ceiling

9' 8" max x 8' 0" max (2.94m x 2.44m)

Non-Slip Flooring, Panel Bath with Chrome Mixer Tap, 2x Tiled Walls Around Bath, Electric Shower & Curved Glass Shower Screen, Hand Wash Basin with Chrome Mixer Tap, Tiled Splashback, Set in a Vanity Cupboard, with Bathroom Cabinet Over with Mirrored Doors, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front, Ceiling Mounted Electric Extractor Fan, Plastered walls & Ceiling with Inset Spotlighting to Ceiling.

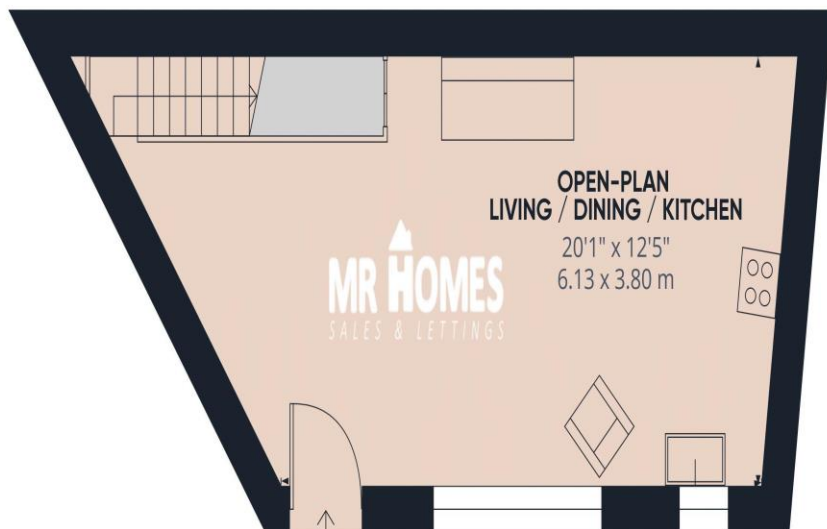
## Private Courtyard Garden

Brick-Paved, Outside PowerPoints & Lighting, Lockable Storage Shed. Astroturf To Fencing.

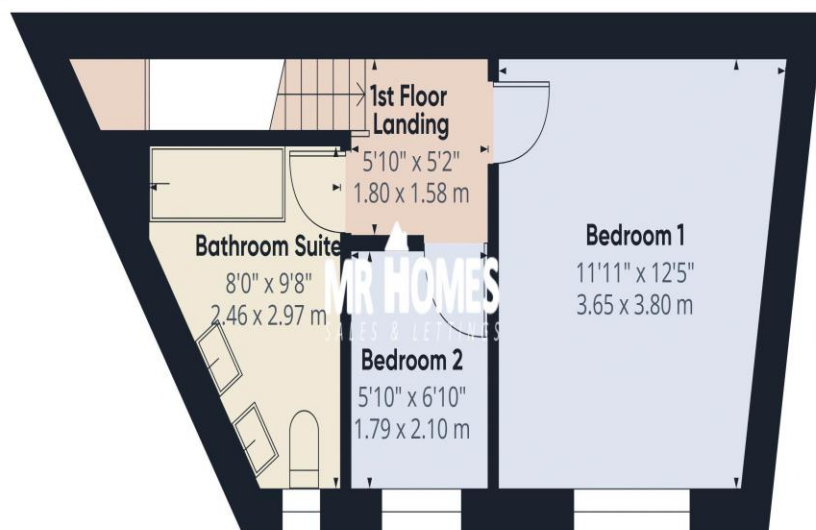




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Floor 1

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

602.35 ft<sup>2</sup>  
55.96 m<sup>2</sup>

(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.

GIRAFFE 360

## CARDIFF & THE VALE

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