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MR HOMES
SALES & LETTINGS



Lauriston Close,
Caerau, Cardiff
CF5 5PT

Guide Price £150,000 to £160,000
Freehold

Lauriston Close, Caerau, Cardiff. CF5 5PT.

- NO CHAIN
- 2-BED HOUSE FOR SALE
- SOUTH-WEST FACING REAR GARDEN
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- SPACIOUS LIVING/DINING ROOM
- UPSTAIRS WET/SHOWER ROOM (DISABILITY USE)
- CUL-DE-SAC LOCATION
- uPVC D/G WINDOWS
- GAS METER & GAS SUPPLY (NO CENTRAL HEATING)
- FREEHOLD



- NO CHAIN
- 2-BED MID-TERRACE PROPERTY
- LOCATED ON A QUIET CUL-DE-SAC
- SOUTH-WEST FACING REAR GARDEN
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- WET/SHOWER ROOM (DISABILITY USE)
- TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** with No Ongoing Chain this 2-Bedroom Property, comprising in brief; Entrance Hall, Archway to the Kitchen with Gas Cooker, Spacious Living/Dining Room, Gas Feature Fireplace, Staircase to the 1st Floor Landing, Hatch to the Insulated Loft, Bedroom 1 with Wall Mounted Electric Heater, Bedroom 2 with Airing Cupboard and a Re-Fitted Wet/Shower Room with Disability Use, & a Wall Mounted Electric Heater. There is a Brick-Paved Driveway to the Front & the Enclosed Rear Garden is South-West Facing. The Property has uPVC Double Glazing Windows & a Gas Supply. (No Central Heating).

360 VR Tour Link > <https://tour.giraffe360.com/lauristonclose14ap/>
EPC Rating = Awaiting Assessment...
Council Tax Band = C.



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

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

Low Maintenance Front Garden, Wall Mounted Welcome Light, Outside Tap.

Entrance Hall

7' 10" x 3' 9" (2.39m x 1.14m)

Entered via a UPVC Obscure D/g Door, Fitted Carpet, 2 x Wall Mounted Electric RCD Consumer Units, Archway to Kitchen, Door to Lounge.

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

Vinyl Floor Tiles, Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap Over, uPVC D/g Window to Front, Space for Gas or Electric Cooker, Space for Fridge/Freezer, Plumbed for Washing Machine.

Lounge

16' 6" x 11' 9" (5.03m x 3.58m)

Fitted Carpet, uPVC D/g Door to Rear Garden With Twin Opening Windows Either Side, Gas Feature Fireplace Set On A Marble Hearth and Marble Grate, Open-Plan Staircase to First Floor Landing.

First Floor Landing

5' 9" x 3' 6" (1.75m x 1.07m)

Fitted Carpet, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2 and Wet/Shower Room.

Bedroom 1

11' 10" x 8' 6" (3.60m x 2.59m)

Stripped Floorboards, uPVC Window to Rear, Wall Mounted Newlec Electric Heater.

Bedroom 2

10' 6" x 6' 8" (3.20m x 2.03m)

Fitted Carpet, uPVC D/g Window to Front, Door to Airing Cupboard Housing Hot Water Tank And Slat Shelving.

Wet/Shower Room (Disability Use)

6' 9" x 4' 8" (2.06m x 1.42m)

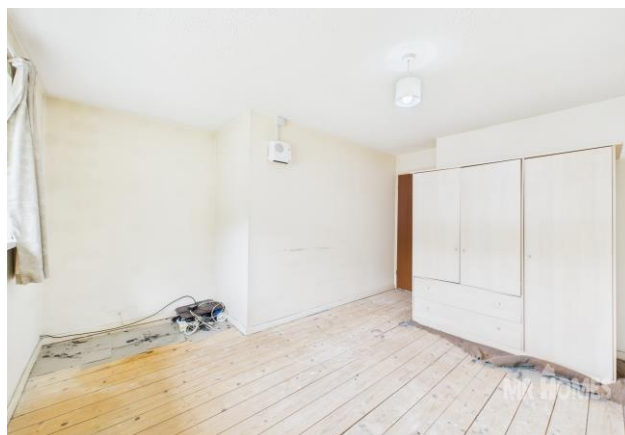
Non-Slip Floor With Drainage, Electric Shower Over, Pedestal Wash Hand Basin With Electric Heater and Mixer Tap Over, Mirrored Bathroom Cabinet With Light/Shaver Point Above, Close Coupled W.c., uPVC Obscure D/g Window to Rear, Fully Tiled Walls, Wall Mounted Nuaire Electric Extractor Fan, Wall Mounted Newlec Electric Heater.

Rear Garden South-West Facing

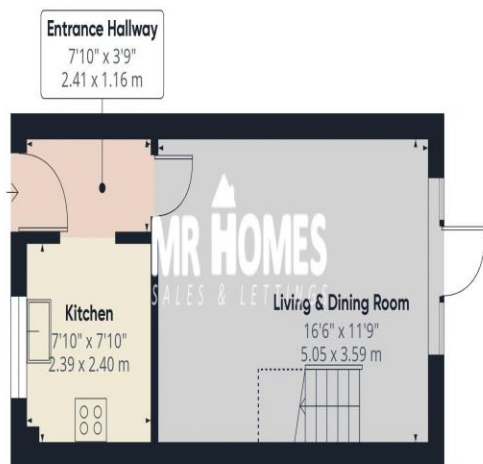
Enclosed Rear Garden, Patio to Laid Lawn, South-West Facing.

Driveway

Private Brick Paved Driveway to Front.



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



Approximate total area⁽¹⁾

548.64 ft²

50.97 m²

Reduced headroom

13.49 ft²

1.25 m²

(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.

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CARDIFF & THE VALE

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