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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Cae Newydd Close,
Michaelston,
Cardiff CF5 4TS

Guide Price £275,000 to £285,000
Freehold

Cae Newydd Close Michaelston, Cardiff, CF5 4TS

Overview

- 4-BED EXTENDED FAMILY HOME – CORNER PLOT
- DOUBLE STOREY EXTENSION
- 4x RECEPTIONS
- OPEN-PLAN LOUNGE & DINING ROOM
- OPEN-PLAN KITCHEN & BREAKFAST ROOM
- DOWNSTAIRS W.C & SEPARATE SHOWER ROOM
- VERY LARGE REAR GARDEN OVERLOOKING FIELDS
- GARAGE - LAST IN THE ROW
- **BRAND NEW WORCESTER COMBI-BOILER & CENTRAL HEATING SYSTEM with Brand New PIPEWORK & RADIATORS**



A DOUBLE STOREY EXTENDED 4-BED SPACIOUS FAMILY HOME – CORNER PLOT - 4x RECEPTION ROOMS - DOWNSTAIRS CLOAKROOM & SEPARATE SHOWER ROOM - UPSTAIRS FAMILY BATHROOM - VERY LARGE & ENCLOSED REAR GARDEN which OVERLOOKING FIELDS - GARAGE - LAST IN A ROW OF 8 - **BRAND NEW WORCESTER COMBI-BOILER & CENTRAL HEATING SYSTEM with Brand New PIPEWORK & RADIATORS** FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Spacious Family Home which has been Double Storey Extended and comprises in brief; Porch Entrance, Hallway, Downstairs W.c, Living Room, Dining Room, Re-Fitted Kitchen Open-Plan to the Breakfast Room, Downstairs Shower Room, 4th Reception Room. Staircase to 1st Floor Landing, Bedrooms 1, 2, 3, 4 & a Family Bathroom. The Front Garden is Enclosed and has a Lockable Side Gate Accessing the Very Large & Enclosed Rear Corner Garden which Overlooks Fields. Garage is Located at the End of a Row of 8 Garages. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating.

360 VR Tour Link >

<https://tour.giraffe360.com/caenewyddclose24ap/>

EPC Rating = D.

Council Tax Band = E.

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, Cardiff Bay & The Sports Village. 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



Porch Entrance 6' 11" x 2' 7" (2.11m x 0.79m)

Hallway 14' 0" x 4' 7" (4.26m x 1.40m)

Cloakroom/ Downstairs W.c 5' 5" x 2' 5" (1.65m x 0.74m)

Living Room 13' 11" x 12' 0" (4.24m x 3.65m)

Dining Room 12' 1" x 9' 0" (3.68m x 2.74m)

Re-Fitted Kitchen - Open-Plan to Breakfast Room
12' 1" x 10' 8" (3.68m x 3.25m)

Breakfast Room - Extension 11' 2" x 8' 7" (3.40m x 2.61m)

Shower Room 4' 6" x 2' 6" (1.37m x 0.76m)

4th Reception Room - Extension 16' 1" x 10' 7" (4.90m x 3.22m)

First Floor Landing 10' 2" x 8' 1" (3.10m x 2.46m)

Bedroom 1 13' 10" x 12' 0" (4.21m x 3.65m)

Bedroom 2 12' 0" x 11' 4" (3.65m x 3.45m)

Bedroom 3 - Extension 12' 8" x 10' 9" (3.86m x 3.27m)

Bedroom 4 9' 9" x 7' 6" (2.97m x 2.28m)

Family Bathroom 8' 1" x 5' 7" (2.46m x 1.70m)

Front Garden - Enclosed - Lockable Side Gate Access into the Rear Garden

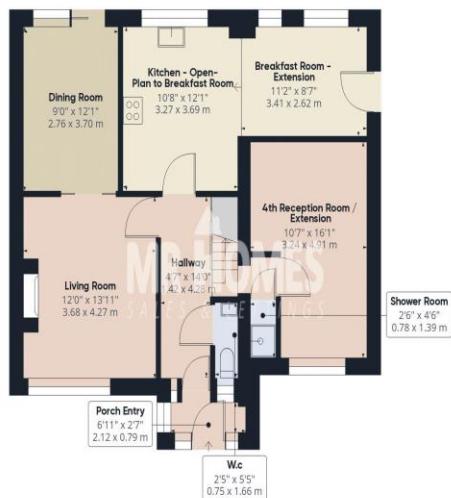
Rear Garden - Very Large Corner Garden - Overlooks Fields

Garage - Last in Row of 8 Garages

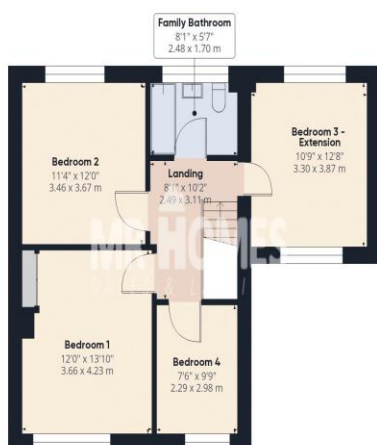
Rear Private Lane - Runs Behind Properties



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.



Floor 0



Floor 1



Approximate total area¹

1429.25 ft²

132.78 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.

GIRAFFE360

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