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**MR HOMES**  
SALES & LETTINGS



Perrots Close,  
Fairwater,  
Cardiff CF5 3HZ

Guide Price £280,000 to £290,000  
Freehold



# Perrots Close, Fairwater, Cardiff. CF5 3HZ.

- GREATLY EXTENDED 3-BED FAMILY HOME - IMMACULATLY PRESENTED THROUGHOUT
- SIDE EXTENSION with VAULTED CEILINGS
- EXTENDED KITCHEN Fitted by MAGNET (2022)
- DORMER EXTENDED with MASTER BEDROOM & EN-SUITE
- SPACIOUS LIVING/DINING ROOM
- SUNROOM/CONSERVATORY
- EXTENDED DOWNSTAIRS SHOWER ROOM with VAULTED CEILING
- NEWLY FITTED WINDOWS (2024) & RCD CONSUMER UNIT (2022)
- VERY LARGE BEAUTIFUL REAR GARDEN
- DOUBLE 'BRICK-PAVED' DRIVEWAY



IMMACULATLY PRESENTED 3-BED FAMILY HOME WHICH HAS BEEN EXTENDED TO THE SIDE & ALSO HAS A DORMER EXTENSION CREATING A MASTER BEDROOM with EN-SUITE - UNIQUE VAULTED CEILINGS - A MAGNET FITTED EXTENDED KITCHEN with VAULTED CEILING (2022) - A SPACIOUS LIVING/DINING ROOM - AN EXTENDED DOWNSTAIRS SHOWER ROOM with VAULTED CEILING - SUNROOM/CONSERVATORY - 2x DOUBLE BEDROOMS TO THE FIRST FLOOR - REFITTED FAMILY BATHROOM SUITE (2021) - A 2nd FLOOR DORMER EXTENDED MASTER BEDROOM with REFITTED EN-SUITE (2021) - BEAUTIFUL REAR GARDEN - DOUBLE 'BRICK-PAVED' DRIVEWAY TO THE FRONT - NEWLY FITTED WINDOWS (2024) - NEW RCD CONSUMER UNIT (2022)  
TENURE: FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this Greatly Extended 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Extended Shower Room, Living/Dining Room, Sunroom/Conservatory, MAGNET Fitted Kitchen Extended, Staircase to the First Floor Landing, Bedroom 2, Bedroom 3, Refitted Bathroom Suite, Staircase to the 2nd Floor Dormer Extended Master Bedroom with Refitted En-Suite. To the Front is a Large Attractive Front Garden, to the Rear is a Very Large & Beautiful Rear Garden with Many Features. Double 'Brick-Paved' Driveway to the Front which can be made Larger to Hold Multiple Vehicles. uPVC Double Glazing Windows Fitted in 2024 & Gas Central Heating Powered by a Vaillant eco Tec pro 28Kw Combi-Boiler.

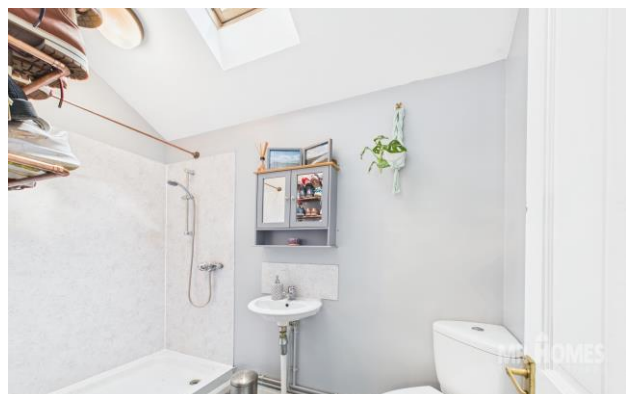
360 VR Tour Link > <https://tour.giraffe360.com/perrotsclose18ap/>

EPC Rating =D.  
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 Shops, 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)



**Outside Front & Garden** - Laid to Lawn, Flower Border, Christmas Tree & Mature Bushes with Brick-Paved Pathway, Enclosed by Low-Level Walls.

**External Front Porch with Roof Covering.**

**Entrance Hallway** - 11' 3" x 5' 8" (3.43m x 1.73m) Enter via New Composite Door (fitted 2022), Laminate flooring, Radiator, Understair storage cupboard, Wall mounted Honeywell thermostat control.

**Shower Room - Extended with (Vaulted Ceiling)** - 7' 11" x 4' 9" (2.41m x 1.45m) Tiled flooring, Walk-In-Shower with Mixer Shower, Wall mounted extractor fan, Close-coupled W.c, Wall mounted hand wash basin with mixer tap, tiled splashback, Ladder/towel radiator, Velux D/g skylight window to vaulted ceiling.

**Living/Dining Room** - 21' 7" x 9' 10" (6.57m x 2.99m) Laminate flooring, uPVC D/g window to front (fitted 2024), Radiator, Coving to ceiling, uPVC D/g Patio doors to Sunroom/Conservatory.

**Sunroom/Conservatory** - 8' 2" x 7' 3" (2.49m x 2.21m) Laminate flooring, 4 Bar vertical radiator, PowerPoints, Lighting, uPVC D/g windows to rear & side, uPVC D/g Patio doors to Rear Garden.

**Extended Kitchen - Fitted by MAGNET (2022) - (Vaulted Ceiling)**

13' 5" x 13' 3" max (4.09m x 4.04m) Slate tiled flooring, Matching wall & base units with Compact laminate worktops, 5x Ring Zanussi gas hob, AEG vented extractor hood over, Zanussi electric fan assisted oven, Inset microwave above, Belfast sink, mixer tap over with drainer to worktop, uPVC D/g window to rear (fitted 2024), Wine Cooler, Plumbed for washing machine & dishwasher, 6 Bar vertical radiator, Vaulted ceiling with 2x Velux D/g skylight windows, Wall mounted Vaillant eco Tec pro 28kw Combi-Boiler, uPVC D/g Window & Composite D/g Door to the Rear Garden (fitted 2022)

**First Floor Landing** - 10' 6" x 6' 2" (3.20m x 1.88m) Fitted carpet, uPVC D/g window to side (fitted 2022), Stable door to airing cupboard.

**Bedroom 2** - 11' 7" x 11' 1" (3.53m x 3.38m)

Laminate flooring, uPVC D/g window to rear (fitted 2024), Radiator, Coving.

**Bedroom 3** - 11' 3" x 9' 11" (3.43m x 3.02m) Laminate flooring, uPVC D/g window to front (fitted 2024), Radiator, Coving.

**Family Bathroom Suite - Refitted** - 6' 1" x 5' 6" (1.85m x 1.68m)

Tiled flooring, Fully tiled walls, Bath with tiled panel, Chrome mixer tap over, Hand wash basin with chrome mixer tap and vanity cupboard, Close-coupled W.c, Ladder/towel radiator, Wall mounted extractor fan, uPVC obscured D/g window to rear (Fitted 2024), Inset spotlights to ceiling.

**Staircase to Bedroom 1/Attic Conversion with Dormer Extension**

**Master Bedroom/ Attic Conversion with Dormer Extension**

17' 6" x 14' 5" (5.33m x 4.39m) Laminate flooring, Velux D/g window to front, uPVC D/g window to rear, Radiator, Door to En-Suite.

**En-Suite Refitted (2021)** - 6' 1" x 4' 6" (1.85m x 1.37m)

Tiled flooring, Tiled walls, Shower cubicle with electric shower, Hand wash basin with chrome mixer tap and vanity cupboard, Close-coupled W.c, Ceiling mounted extractor fan, Ladder/towel radiator, uPVC Obscured D/g window to rear.

**Large 'Brick-Paved' Double Driveway to Front (Can be extended to hold multiple vehicles)**

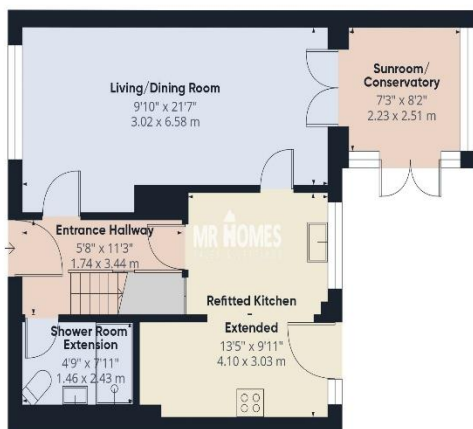
**Beautiful & Large Rear Garden - Enclosed**

Patio to laid lawn with slate chipping pathway, Pergola with seating area, Feature Pond, A range of plants, flowers, bushes & Mature trees including a Scots Pine Tree, Outside tap & sensor light.

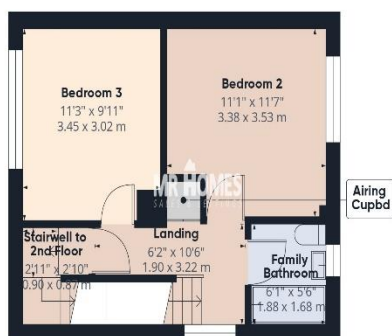




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Floor 2



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

1129 ft<sup>2</sup>

104.9 m<sup>2</sup>

**Reduced headroom**

148 ft<sup>2</sup>

13.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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