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**MR HOMES**  
SALES & LETTINGS



Cowbridge Road East,  
Victoria Park,  
Cardiff, CF5 1BE

Guide Price £375,000 to £395,000  
Freehold



# Cowbridge Road East, Victoria Park, Cardiff. CF5 1BE.

- 3-BED END OF TERRACE EXTENDED FAMILY HOME
- DOUBLE BAY FRONTED
- VIEWS OVER VICTORIA PARK
- PRIVATE DRIVEWAY with REMOTE ROLLER SHUTTER DOOR
- SOUTH-WEST FACING REAR GARDEN
- EXTENDED KITCHEN
- 3x RECEPTION ROOMS
- CLOAKROOM/DOWNSTAIRS W.C
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



RARELY AVAILABLE FOR SALE  
IS THIS 3-BED TRADITIONAL SEMI-DETACHED FAMILY HOME  
with

VIEWS OVER VICTORIA PARK  
DOUBLE BAY FRONTED  
STYLISH HERRINGBONE DESIGN FLOORING  
PRIVATE DRIVEWAY with REMOTE ROLLER SHUTTER  
SOUTH-WEST FACING REAR GARDEN  
EXTENDED KITCHEN

3x RECEPTION ROOMS - CLOAKROOM/DOWNSTAIRS W.C - ENCLOSED FRONT GARDEN  
FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home. Welcome to this inviting 1083-square-foot two-storey property that offers ample living space with three bedrooms and three reception rooms. You will enter via the Original Stain Glass Solid Wood Door into the Inviting Hallway, with Stylish Herringbone Design Flooring which continues into the Open-Plan Living & Dining Room. Also located on this floor is a convenient 3rd reception area opening to the well-appointed kitchen, complete with a gas hob, extractor hood & electric oven, providing an ideal space for culinary exploration. The second floor is where you will find three bedrooms & a family bathroom. Enclosed Low-Maintenance Front Garden, Side Enclosure and a South-West Facing Rear Garden which is also Enclosed and Low-Maintenance, Private Driveway accessed via Lansdowne Road and the Remote Roller Shutters. This property provides a well-balanced mix of communal and private spaces, making it a perfect environment for a family home. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30i ErP Condensing Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/cowbridgerdeast585ap>

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

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

**FREE MORTGAGE ADVICE AVAILABLE**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



### Outside Front - Enclosed

Low-Maintenance Front Garden, Slate Chippings & Patio Pathway. Lockable Side Gate accessing the Side Enclosure.

### External Porch

Original Stain Glass Door, Stain Glass Windows to Sides, Ceiling Mounted Welcome Light.

### Entrance Hallway - 14' 1" x 6' 0" (4.29m x 1.83m)

Herringbone Design Wood Block Flooring, Double Panel Radiator, Dado Rail & Coving to Ceiling, Understair Storage Area, Understair Cupboard housing Electric RCD Consumer Unit.

### OPEN-PLAN Living Room & Dining Room - 24' 6" x 10' 10" (7.46m x 3.30m)

Herringbone Design Wood Block Flooring, uPVC D/g Bay Window to Front, 2x Single Panel Radiators, Picture Rail & Coving to Ceiling, Double French Patio Doors to Rear Garden.

### 3rd Reception Room - Open-Plan to Kitchen - 13' 11" x 8' 1" (4.24m x 2.46m)

Vinyl Flooring, uPVC D/g Window to Side, Single Panel Radiator, Coving to Ceiling, Hatch to Small Loft Space.

### Kitchen - 16' 3" x 7' 11" (4.95m x 2.41m)

Vinyl Flooring, Matching Wall & Base Units with Complimentary Work Surfaces Over & Tiled Splashbacks, Sink, Quarter Bowl & Drainer with Mixer Tap, 4x Ring Gas Hob, Extractor Hood Over, Electric Oven, Plumbed for Washing Machine & Dishwasher, Space for Tumble-Dryer, Single Panel Radiator, uPVC D/g Windows to Side & Rear. uPVC Obscured D/g Door to Rear Garden. Door into Cloakroom/Downstairs W.c.

### Cloakroom/Downstairs W.c - 3' 11" x 3' 5" (1.19m x 1.04m)

Vinyl Flooring, Close-Coupled W.c, Wall Mounted Wash Hand Basin, uPVC Obscured D/g Window to Rear.

### First Floor Landing - 8' 9" x 7' 3" (2.66m x 2.21m)

Fitted Carpet to Staircase & Stripped Floorboards to Landing, Stain Glass Window to Side. Dado Rail. Hatch to Insulated Loft. Doors to Airing Cupboard housing Worcester Greenstar 30i ErP Condensing Combi-Boiler.

### Bedroom 1 - 12' 0" x 11' 7" (3.65m x 3.53m)

Stripped Floorboards, uPVC D/g Bay Window to Front, Single Panel Radiator, Coving to Ceiling.

### Bedroom 2 - 12' 3" x 12' 1" (3.73m x 3.68m)

Stripped Floorboards, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

### Bedroom 3 - 8' 4" x 7' 2" (2.54m x 2.18m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

### Family Bathroom - 7' 2" x 5' 8" (2.18m x 1.73m)

Vinyl Flooring, Bath with Mixer tap & Attached Shower, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Chrome Ladder Radiator, uPVC Obscured D/g Window to Rear, Fully Tiled Walls.

### Rear Garden - SOUTH-WEST

Porcelain Tile Patio, Brick-Paving, Side Enclosure, Outside Taps & Lights.

Private 'Brick-Paved' Driveway via Remote Roller Shutter Door. (To Rear Garden)

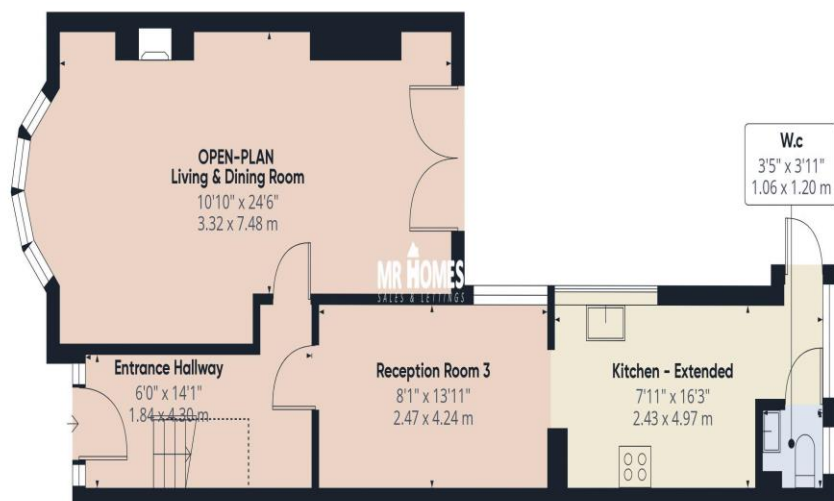
### Wood Panel Storage Shed

11' 4" x 7' 11" (3.45m x 2.41m)

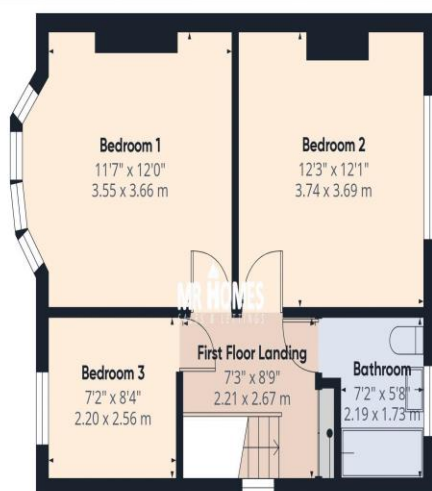




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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<sup>(1)</sup>**

1083.5 ft<sup>2</sup>

100.66 m<sup>2</sup>

**Reduced headroom**

14.44 ft<sup>2</sup>

1.34 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 are based on RICS IPMS 3C standard.

GIRAFFE360

## CARDIFF & THE VALE

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