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MR HOMES
SALES & LETTINGS



Michaelston Road,
Michaelston,
Cardiff CF5 4SW

Guide Price £290,000 to £300,000
Freehold

Michaelston Road, Michaelston, Cardiff. CF5 4SW.

- 3-BED SEMI-DETACHED DORMER BUNGALOW/HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- LEVEL ACCESS FROM REAR
- 20ft SPACIOUS LIVING/DINING ROOM
- 2x GROUND FLOOR BEDROOMS
- GROUND FLOOR WET/SHOWER ROOM
- MODERN RE-FITTED KITCHEN
- LARGE MASTER BEDROOM with EN-SUITE (DORMER EXTENDED)
- ATTRACTIVE & LANDSCAPED REAR GARDEN
- GARAGE



IMMACULATELY PRESENTED 3-BED DORMER/BUNGALOW/HOUSE - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN UPGRADED TO A QUALITY FINISH THROUGHOUT - BEAUTIFULLY LANDSCAPED REAR GARDEN - SPACIOUS LIVING/DINING ROOM - 2x GROUND FLOOR DOUBLE BEDROOMS - GROUND FLOOR WET/SHOWER ROOM - A MODERN RE-FITTED KITCHEN with WALK-IN-PANTRY - 1st FLOOR DORMER EXTENDED MASTER BEDROOM with EN-SUITE - LARGE ATTIC STORAGE/SPACE & a 2nd ATTIC STORAGE/SPACE - LOW-MAINTENANCE FRONT GARDEN - GARAGE IN A ROW OF 9 GARAGES TO THE REAR OFF-ROAD PARKING TO THE FRONT OF THE GARAGE.

uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER –
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Dormer Bungalow/House, comprising in brief; Inviting Entrance Hallway, Spacious Living/Dining Room, Re-Fitted Modern Kitchen, Walk-In-Pantry, Bedroom 2, Bedroom 3, Wet/Shower Room, Staircase to the 2nd Floor Landing, Master Bedroom with Fitted Wardrobe, En-Suite with Airing Cupboard, Large Attic Space for Storage, 2nd Attic Space for Storage. The Front Garden is Low-Maintenance with Astroturf, there is a Lockable Side Gate Which Accesses the Beautifully Landscaped West-Facing Rear Garden. Lockable Gate Accesses the Rear Lane and Leads to the Garage and Off-Road Parking Space. This Lovely Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/michaelstonroad27ap/>

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 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



Entrance Hallway - 8' 11" x 5' 4" (2.72m x 1.62m) Entered via uPVC Obscure D/g Door With Matching Window and Letterbox To Side, L-Shaped Hallway, Laminate Flooring Laid Over Parquet Flooring, Feature Paneled Walls Up to Half Height, Single Panel Radiator, Plastered Ceiling, Chandelier Light to Remain, Doorway to Living/Dining Room, Oak Doors to Bedroom 3, Shower/Wet Room and Bedroom 2, Doorway to Kitchen, Stairs to First Floor Landing.

Living/Dining Room - 20' 0" x 11' 1" (6.09m x 3.38m) Laminate Flooring Over Parquet Flooring, Double Panel Radiator, uPVC D/g Window to Front, Living Flame Gas Feature Fireplace Set On A Marble Hearth With A Marble Grate And A Mantelpiece Surround, Coving to Ceiling, Plastered Ceiling.

Kitchen - Re-Fitted & Modern - 14' 4" x 9' 4" (4.37m x 2.84m) Large Kitchen, Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Hose Tap Over, Beko 4 Ring Gas Hob With Extractor Hood Over, Beko Waist Height Fan Assisted Electric Oven, Plumbed for Washing Machine, Space For Tumble Dryer, uPVC D/g Window to Rear, Plastered Ceiling, Modern 17 Bar Radiator, uPVC Obscure D/g Door to Rear Garden, Doorway to Walk-In Pantry.

Walk-In Pantry - 8' 5" x 2' 8" (2.56m x 0.81m) Tiled Floor, Fixed Shelving, One Wall Tiled to Half Height.

Large Room With Pitched Roof - 20' 5" x 13' 2" (6.22m x 4.01m) Reduced Headroom, Fitted Carpet, Power Points, Lighting, Used As A Storage Room, But Could Be Used As An Additional Bedroom.

Bedroom 2 - 14' 10" x 14' 7" (4.52m x 4.44m) Laminate Flooring Over Parquet Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Blinds To Stay.

Bedroom 3 - 9' 6" x 9' 0" (2.89m x 2.74m) Laminate Flooring Over Parquet Flooring, uPVC D/g Window to Front, Single Panel Radiator, Blinds To Stay.

Shower/Wet Room - 9' 5" x 6' 6" (2.87m x 1.98m) Walk-In Shower Cubicle With Mixer Shower And Swinging Glass Shower Door, Close Coupled W.c., Oval Wash Hand Basin With Chrome Mixer Tap Over, Set In A Vanity Unit With 2 Drawers, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Wall Mounted Nuair Extractor Fan, uPVC Obscure D/g Window to Side, Chandelier Light to Remain.

Staircase to 2nd Floor Landing - 3' 0" x 2' 9" (0.91m x 0.84m) Fitted Carpet, Handrail On Left Hand Side, Feature Paneled Walls Up to Half Height, Door Into Large Room With Pitched Roof.

Master Bedroom - 11' 4" x 10' 9" (3.45m x 3.27m) Dormer Extended Room, Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Front, Double Doors to Fitted Wardrobes, Door to Large Storage Area In The Eaves, Door to En-Suite.

En-Suite - 8' 3" x 5' 5" (2.51m x 1.65m) Tiled Flooring, Double Walk-In Shower Cubicle With A Mixer Shower, Pedestal Wash Hand Basin With Mixer Tap Over, Close Coupled W.c., Fully Tiled Walls, Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window to Side, Wall Mounted Extractor Fan, Single Panel Radiator, Hatch to Insulated Loft, Plastered Ceiling With Inset Spot Lighting, Door to Airing Cupboard Housing A Worcester Greenstar 28i Junior Combi-Boiler.

Attic Space/Storage - 20' 5" x 13' 2" (6.22m x 4.01m) Headroom Restricted Due to Sloping Roof

2nd Attic Space/Storage - 9' 6" x 9' 0" (2.89m x 2.74m)

Front Garden

Low Maintenance Front Garden, AstroTurf Set Over Two Tiers.

Attractive & Landscaped Rear Garden - Enclosed

Beautifully Landscaped Rear Garden, Fully Enclosed, West Facing, Natural Stone Patio, Sleepers to Border With Stone Chippings And A Range Of Rose Bushes, Acer Tree and a Variety Of Shrubs, Outside Light, Outside Tap, Lockable Gate to Side, Leading To The Front, Lockable Rear Gate Giving Access To Rear Lane And Garage, Which Is Set In A Row Of Nine Garages.

Garage - 17' 11" x 9' 2" (5.46m x 2.79m) - 4th Garage Situated In A Row Of 9 Garages, White Up And Over Door.

Off-Road Parking to the Front of the Garage



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.



CARDIFF & THE VALE

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