

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Heol Yr Odyn,
Caerau, Cardiff
CF5 5QW

Guide Price £299,995 to £309,995
Freehold

Heol Yr Odyn, Caerau, Cardiff. CF5 5QW.

- IMMACULATE 4-BED FAMILY HOME
- YOU CAN MOVE STRAIGHT INTO THIS MODERN PROPERTY
- EARLY VIEWING HIGHLY RECOMMENDED
- SOUTH-WEST FACING REAR GARDEN (SUN-TRAP)
- KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES
- DOWNSTAIRS W.C & LAUNDRY/UTILITY ROOM
- MASTER BEDROOM with EN-SUITE
- RE-FITTED FAMILY BATHROOM SUITE
- TRIPLE DRIVEWAY
- GARAGE



AN IMMACULATE 4-BED SEMI-DETACHED MODERN & SPACIOUS FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY IS IN AN IMMACULATE CONDITION - THE REAR GARDEN IS SOUTH-WEST FACING - JAPANESE TIGER WOOD FLOORING - SPACIOUS LIVING/SITTING ROOM - DINING ROOM - HOWDENS FITTED KITCHEN/BREAKFAST ROOM with UPGRADED INTEGRATED APPLIANCES - LAUNDRY/UTILITY ROOM & DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - RE-FITTED TRAVIS PERKINS FAMILY BATHROOM SUITE - ENCLOSED FRONT GARDEN - TRIPLE DRIVEWAY - GARAGE
TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this Immaculate 4-Bedroom Spacious Family Home, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Understair Storage Cupboard, Living Room, Dining Room, HOWDENS Fitted Kitchen/Breakfast Room, Laundry/Utility Room, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Walk-In-Wardrobe, En-Suite, Bedroom 2, Bedroom 3, Bedroom 4, Re-Fitted TRAVIS PERKINS Family Bathroom Suite. The Front Garden is Laid to Lawn & Enclosed with Wrought Iron Fencing, The South-West Facing Attractive Rear Garden is a Sun-Trap and is also Enclosed. Triple Driveway leads to the Garage. The Property further benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.worm Ultracom 38cxi Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/heolyrolyn16ap/>

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

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Front Garden (Enclosed) Enclosed Front Garden By Wrought Iron Fencing.

Entrance Hall - 5' 9" x 4' 6" (1.75m x 1.37m) Entered Via Front Door, Inset Welcome Mat, Japanese Tiger Wood Flooring, Single Panel Radiator, Wall Mounted Alarm Panel, uPVC D/g Window to Rear, Wall Mounted Electric RCD Consumer Unit, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Double Doors to Living Room, Double Doors to Dining Room, Door to Kitchen/Diner, Downstairs W.c., and Understair Storage Cupboard.

Living Room - 18' 0" x 10' 3" (5.48m x 3.12m) Japanese Tiger Wood Flooring cont'd, 2 x uPVC D/g Windows to Front and Side, Double Panel Radiator, Electric Feature Fireplace. Plastered Walls And Plastered Ceiling, Coving to Ceiling, uPVC Double Patio Doors To Rear Garden.

Dining Room - 13' 11" x 11' 2" (4.26m x 3.42m) Japanese Tiger Wood Flooring cont'd, 2 x uPVC D/g Windows to Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving to Ceiling.

Downstairs W.c. - 6' 3" x 2' 10" (1.90m x 0.86m) Tiled Flooring, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Single Panel Radiator, uPVC Obscure D/g Window to Rear, Plastered Walls And Plastered Ceiling, Ceiling Mounted Manrose Electric Extractor Fan.

Understair Storage Cupboard - 5' 1" x 2' 7" (1.55m x 0.79m) Fitted Carpet, Houses Alarm Panel Box, Hanging Rail, Plastered Walls And Plastered Ceiling.

Kitchen/Breakfast Room - 12' 7" x 11' 3" (3.83m x 3.43m) Howdens Fitted Kitchen with Matching Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, LVT Flooring, Integrated Appliances Include NEFF Fridge/Freezer, IGNIS Dishwasher, 4 Ring Gas Hob and Electric Oven With Extractor Hood Over, Stainless Steel Sink, Quarter Bowl and Drainer With Mixer Tap, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Inset Spotlights to Ceiling, Glow.worm Ultracom 38cx Combi-Boiler housed in Wall Cupboard, Door to Utility Room.

Utility Room - 6' 5" x 5' 5" (1.95m x 1.65m) LVT Flooring Continued, Base Units With Work Surfaces Over, Stainless Steel Sink and Drainer With Taps Over, Single Panel Radiator, BOSCH Washing Machine, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling, Ceiling Mounted Manrose Electric Extractor Fan, uPVC D/g Half Glazed Door To Rear Garden.

Staircase/First Floor Landing - 11' 10" x 6' 9" (3.60m x 2.06m) Fitted Carpet to Stairs and Landing, uPVC D/g Window to Rear, Plastered Walls And Plastered Ceiling, Doors to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom, Large Storage Cupboard Over the Stairs.

Master Bedroom - 13' 4" x 10' 8" (4.06m x 3.25m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Door to Walk-In Wardrobe.

Walk-In Wardrobe - 4' 11" x 4' 6" (1.50m x 1.37m) Fitted Carpet, Fitted Wardrobes Fixed With Brackets (And Remaining) Light.

En-Suite - 6' 3" x 5' 3" (1.90m x 1.60m) Tiled Flooring, Shower Cubicle With Electric Shower, Fully Tiled Walls, Pedestal Wash Hand Basin With Chrome Mixer Tap Over and Tiled Splashback, Wall Mounted Mirror Above Sink, Light/Shaver Point, Above Sink, Close Coupled W.c., Single Panel Radiator, uPVC Obscure D/g Window to Rear, Wall Mounted Manrose Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling.

Bedroom 2 - 13' 8" x 9' 7" (4.16m x 2.92m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3 - 11' 0" x 10' 11" (3.35m x 3.32m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 4 - 11' 0" x 8' 2" (3.35m x 2.49m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Family Bathroom (Refitted) - 7' 2" x 6' 10" (2.18m x 2.08m) Ceramic Tiled Flooring, P-Shape Panel Bath With Mixer Shower Over and Rainfall Showerhead, Curved Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap Over Set In Vanity Cupboard With Tiled Splashback and Attached Light/Mirror Above, Close Coupled W.c., Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window to Rear, Wall Mounted Manrose Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Paneled Walls Around The Bath.

Overstair Storage Cupboard - 4' 7" x 3' 0" (1.40m x 0.91m) Large Cupboard.

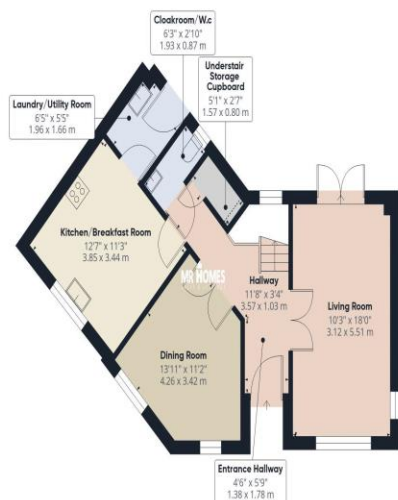
Rear Garden – SOUTH-WEST FACING - Attractive Rear Garden With A Variety Of Plants In Planters, Flowers And Shrubs, Newly Laid Patio, Feature Pond, Door Into Garage.

Garage - 18' 7" x 8' 11" (5.66m x 2.72m) Pitched Roof, Up And Over Door, Power And Lighting, Door Into Rear Garden. Lockable Side Gate Access to Driveway & Side of Property.

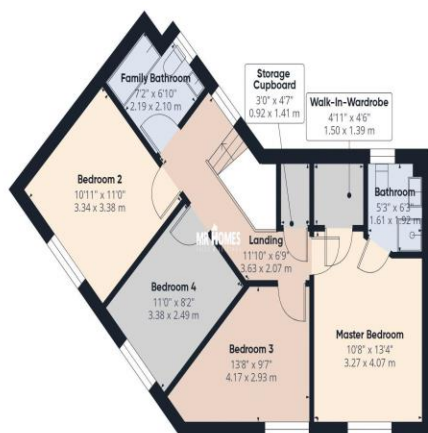
Triple Driveway Leads to Garage – Lockable Gate to Rear Garden.



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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1418 ft²
131.8 m²

Reduced headroom

1 ft²
0.1 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 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.

GIRAFFE360

CARDIFF & THE VALE

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555