

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



Lansdowne Avenue East,
Canton, Cardiff
CF11 8BU

Guide Price £310,000 to £315,000
Freehold

Lansdowne Avenue East, Canton, Cardiff. CF11 8BU.

- NO CHAIN
- 3-BED SEMI-DETACHED PROPERTY SET ON A LARGE CORNER PLOT
- DOUBLE BAY FRONTED
- OPEN-PLAN LIVING ROOM & SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNTAIRS W.C
- UPSTAIRS FAMILY BATHROOM
- VERY LARGE GARDENS (REAR & SIDE)
- 20' 2" x 9' 0" (6.14m x 2.74m) OUTBUILDING
- FREEHOLD



NO CHAIN

A TRADITIONALLY BUILT 3-BED SEMI-DETACHED FAMILY HOME OCCUPYING A VERY LARGE CORNER PLOT - BRAND NEW ROOF - BRAND NEW CONDENSING COMBI-BOILER - DOUBLE BAY FRONTED WINDOWS - OPEN-PLAN LIVING & SITTING ROOMS - HOWDENS RE-FITTED KITCHEN/DINER - CLOAKROOM/DOWNTAIRS W.C - UPSTAIRS FAMILY BATHROOM SUITE
VERY LARGE WRAP AROUND GARDENS
OUTBUILDING 20ft 2in x 9ft 0in (6.14m x 2.74m)
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Open-Porch, Entrance Hallway, Living Room with Bay Window Open-Plan to the Sitting Room, Re-Fitted Kitchen/Diner by Howdens, Cloakroom/Downstairs W.c, Rear Lobby, Staircase to the 1st Floor Landing, Bedroom 1 with Bay Window & Fitted Wardrobes, Bedroom 2 with Fitted Wardrobes, Bedroom 3 & a Family Bathroom Suite. The Front Garden is Enclosed and Low-Maintenance, Lockable Side Gate Gives Access to the Very Large Wrap Around Side and Rear Gardens. (Must be Seen to be Appreciated). There is an Outside Storage Unit As Well As A 20ft 2in x 9ft Outbuilding. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Brand New Ariston One Tech Clas 30Kw Boiler Condensing Combi-Boiler.

EARLY VIEWING HIGHLY RECOMMENDED

360 VR Tour Link > <https://tour.giraffe360.com/lansdowneavenueeast38ap/>

EPC Rating = D.
Council Tax Band = D.

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

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



Open Porch External Open Porch, Quarry Tile Flooring, Tiled Walls to Side, Enter via uPVC Obscure D/g Half Glazed Door.

Entrance Hallway 13' 2" x 5' 11" (4.01m x 1.80m) Wood Flooring, Double Panel Radiator, Understair Storage Cupboard Housing, Gas Meter, Electric Meter and Fuse Box, Bi-Fold Doors to Large Understair Storage Cupboard.

Large Understair Storage Cupboard - 4' 0" x 2' 6" (1.22m x 0.76m) Quarry Tile Flooring, Fixed Shelving.

Open-Plan Living Room - 12' 7" x 11' 4" (3.83m x 3.45m) uPVC D/g Bay Window to Front, Double Panel Radiator, Gas Feature Fireplace With Living Flame Coal Effect Fire, Shelving to Recess With Storage Underneath, Open-Plan Archway to Dining Room.

Open-Plan Dining Room - 11' 9" x 11' 3" (3.58m x 3.43m) Open-Plan From Living Room, Gas Feature Fireplace With Living Flame Coal Effect Fire, Shelving to Recess With Storage Underneath, Double Panel Radiator, uPVC D/g Doors to Rear Garden.

Kitchen/Breakfast Room - 18' 4" x 8' 4" (5.58m x 2.54m) Modern And Refitted, Tiled Floor, Howdens Fitted Kitchen, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink, Half Bowl And Drainer With Mixer Tap, uPVC D/g Window to Rear, uPVC D/g Window to Side, Extension Section, Carousel to Corner Cupboard, Plumbed For Washing Machine, Double Width 8 Ring Gas Range Cooker with Electric And Gas Ovens, Double Panel Radiator, Inset Spotlights To Ceiling, Door to Rear Lobby.

Rear Lobby - 5' 10" x 2' 11" (1.78m x 0.89m) Tiled Flooring, Double Panel Radiator, Walls Tiled to Half Height, Door to Downstairs Cloakroom/W.c. uPVC Half Glazed Obscure D/g Door To Rear Garden.

Downstairs Cloakroom/W.c. - 4' 9" x 2' 10" (1.45m x 0.86m) Tiled Flooring Continued, Close Coupled W.c., uPVC Obscure D/g Window to Side, Walls Tiled To Half Height,

Staircase/First Floor Landing - 8' 6" x 6' 0" (2.59m x 1.83m) Fitted Carpet to Stairs And Landing, uPVC D/g Window to Side, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 12' 7" x 10' 7" (3.83m x 3.22m) Fitted Carpet, uPVC D/g Bay Window to Front, Double Panel Radiator, Fitted Wardrobes And Overhead Cupboards with Inset Shelving.

Bedroom 2 - 11' 10" x 9' 0" (3.60m x 2.74m) Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Fitted Wardrobes With 4 x Mirrored Sliding Doors, New Ariston One Tech Clas 30Kw Boiler Condensing Combi-Boiler.

Bedroom 3 - 7' 10" x 6' 8" (2.39m x 2.03m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

Family Bathroom - 6' 0" x 6' 0" (1.83m x 1.83m) Laminate Flooring, Corner Bath Unit With Chrome Mixer Tap Over and Attached Shower to the Taps, Mixer Shower Over, Pedestal Wash Hand Basin With Mixer Tap Over and Mirror Above, Close Coupled W.c., Chrome Ladder/Towel Radiator, Double Panel Radiator, uPVC Obscure D/g Window to Rear, Hatch to Insulated Loft.

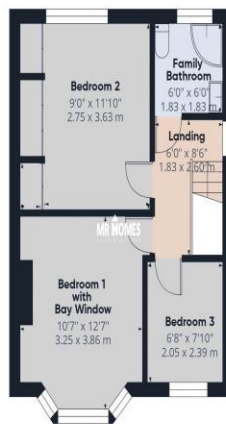
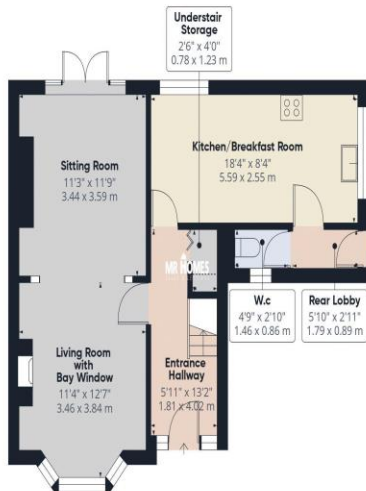
Front Garden (Enclosed) - Enclosed Front Garden With Low Level Walls And Double Gates, Hexagon Patio, Lockable Side Gate Giving Access To Side And Rear Garden.

Rear/Side Garden (Enclosed) - Large Garden, Front, Side and Rear Wrap Around Patio, Enclosed By Brick Walls, Built-In Brick Barbecue, Further Gate to Concrete Path Leading to Extended Garden, Range Of Plants, Flowers, Rose Bushes And Shrubs, Large Outbuilding to the Rear, Lockable Gate to Side Of Outbuilding, Outside Hot And Cold Taps, Stainless Steel Sink And Drainer With Hot And Cold Taps Over, Outside Storage Unit With A Pitched Tiled Roof.

Outbuilding - 20' 2" x 9' 0" (6.14m x 2.74m) Door to Outbuilding, Window to Front.



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.



Approximate total area^m

1084 ft²

100.7 m²

Reduced headroom

3 ft²

0.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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