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MR HOMES
SALES & LETTINGS



Westland Close,
Splott, Cardiff
CF24 2PJ

Guide Price £250,000 to £260,000
Freehold

Westland Close, Splott, Cardiff. CF24 2PJ.

- A MODERN & IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME
- LOCATED ON A QUIET CUL-DE-SAC AT PENGAM GREEN
- SOUTH-WEST FACING REAR GARDEN
- OPEN-PLAN MODERN LIVING
- RE-FITTED SHOWER ROOM
- PRIVATE DOUBLE DRIVEWAY
- LARGE WEST FACING REAR GARDEN
- uPVC DOUBLE GLAZING WINDOWS
- GAS C/H with CONDENSING C/H BOILER
- TENURE: FREEHOLD



A MODERN & IMMACULATELY PRESENTED 3-BED SEMI-DETACHED FAMILY HOME - SET IN A QUIET CUL-DE-SAC LOCATION ON PENGAM GREEN - EXCELLENT TRANSPORT LINKS - OPEN-PLAN MODERN LIVING - RE-FITTED SHOWER ROOM
SOUTH-WEST FACING ENCLOSED REAR GARDEN
TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this Immaculate 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room Open-Plan to the Kitchen/Diner, Staircase to the 1st Floor Landing, Hatch to the Insulated & Boarded Loft with Loft Light & Attached Ladders, Bedroom 1 with Fitted Wardrobes and a Large Storage Cupboard, Bedroom 2, Bedroom 3 & a Re-Fitted & Modern Shower Room. The Front Garden is Low-Maintenance with Stone Chippings and a Patio Pathway to the Front Door, Wall Mounted Welcome Lights. Lockable Side Gate Accesses the Large & Enclosed Rear Garden is South-West Facing and Backs Onto Woodlands. Private Double Driveway to the Side of the Property. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic Plus System S18 Condensing Central Heating Boiler.

Early Viewing Highly Recommended

360 VR Tour Link > <https://tour.giraffe360.com/westlandclose17ap/>
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.
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 - 5' 3" x 3' 10" (1.60m x 1.17m)

Entered Via uPVC Door With Obscure D/g Panels, Laminate Flooring, Plastered Walls And Plastered Ceiling, Double Panel Radiator, Wall Mounted Electric RCD Consumer Unit, Door to Living Room, Staircase to First Floor Landing.

Living Room - 14' 6" x 11' 6" (4.42m x 3.50m)

Laminate Flooring Continued, uPVC D/g Window to Front, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Two Doors to Custom Fitted Understair Storage Cupboard, Open-Plan Archway to Kitchen/Diner.

Kitchen Open-Plan to Dining Room - 14' 9" x 10' 2" (4.49m x 3.10m)

Kitchen: Laminate Flooring, Matching Wall And Base Units With Grey Gloss Self Closing Doors, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl and Drainer With Mixer Tap, 4 Ring Gas Hob With Extractor Hood Over, Fan Assisted Electric Oven, Integrated Fridge/Freezer, Integrated Dishwasher, Plumbed For Washing Machine, Insert Spotlights to Ceiling, uPVC D/g Window to Rear, Wall Mounted Ideal Logic Plus System S18 Condensing Central Heating Boiler. Dining Room: Laminate Flooring Continued, Plastered Walls And Plastered Ceiling, Double Panel Radiator, uPVC D/g French Patio Doors to Rear Garden,

Staircase/First Floor Landing - 8' 5" x 5' 1" (2.56m x 1.55m)

Fitted Quality Carpet, Handrail, Plastered Walls And Plastered Ceiling, Hatch to Insulated And Boarded Loft Via Attached Ladders And Has A Loft Light, Door to Airing Cupboard Housing Hot Water Tank And Slat Shelving.

Bedroom 1 - 11' 6" x 8' 8" (3.50m x 2.64m)

Fitted Quality Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Four Doors to Double Fitted Wardrobes, Door to Large Storage Cupboard.

Bedroom 2 - 9' 1" x 7' 5" (2.77m x 2.26m)

Fitted Quality Carpet, uPVC D/g Window to Rear Overlooking Forestry, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3 - 7' 8" x 7' 3" (2.34m x 2.21m)

Fitted Quality Carpet, uPVC D/g Window to Rear Overlooking Forestry, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Shower Room - Re-Fitted - 6' 8" x 5' 6" (2.03m x 1.68m)

Tiled Flooring, Double Walk-In Shower Unit with Electric Mira Shower Over and Dual Rainfall and Handheld Shower Heads, Tiled Walls Around Shower, Wash Hand Basin with Mixer Tap Over and Set in Vanity Drawers With Fixed Mirror Above, Wall Mounted Shaver Point, Close Coupled W.c., Chrome Ladder/Towel Radiator, Ceiling Mounted Electric Extractor Fan, uPVC Obscure D/g Window to Side, Remaining Walls Plastered and Plastered Ceiling.

Front Garden - Low-Maintenance

Stone Chippings & Patio Pathway to the Front Door.

Rear Garden – SOUTH-WEST FACING - (Enclosed) - Backs Onto Woodlands

Enclosed Rear Garden, South-West Facing, Lockable Side Gate.

Private Double Driveway

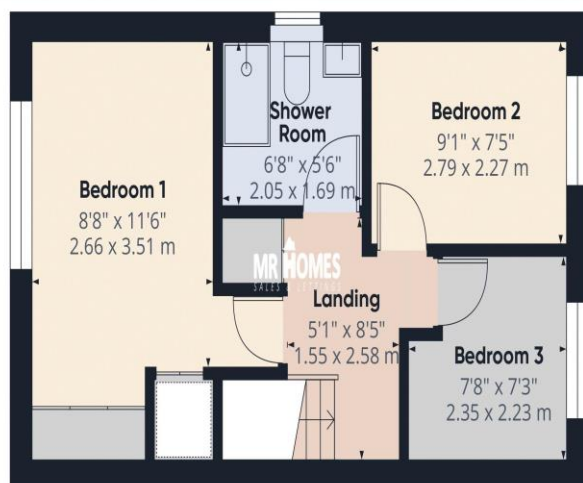
To Side of Property.



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[®]
694 ft²
64.4 m²

(1) Excluding balconies and terraces

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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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer