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**MR HOMES**  
SALES & LETTINGS



Tangmere Drive,  
Fairwater,  
Cardiff CF5 2PQ

Offers In The Region Of £325,000  
Freehold



# Tangmere Drive, Fairwater, Cardiff. CF5 2PQ.

- A MODERN 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN MODERN LIVING
- NEWLY RE-FITTED KITCHEN with INTEGRATED APPLIANCES
- CERAMIC TILE FLOORING to GROUND FLOOR
- RE-FITTED SHOWER ROOM
- SOUTH-FACING REAR GARDEN (LOW-MAINTENANCE) - BACKS ONTO WOODLANDS
- LARGE OUTBUILDING/ SALON (16' 8" x 9' 0") (5.08m x 2.74m)
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



AN IMMACULATE & MODERN 3-BED SEMI-DETACHED FAMILY HOME - SOUTH-FACING REAR GARDEN THAT BACKS ONTO WOODLANDS - LARGE OUTBUILDING/BEAUTY SALON - SOUGHT AFTER LOCATION - OPEN-PLAN MODERN LIVING - DINING ROOM & RE-FITTED & MODERN KITCHEN - RE-FITTED & STYLISH SHOWER ROOM - FRONT GARDEN - LOCKABLE SIDE GATE TO ACCESS REAR GARDEN - PRIVATE DRIVEWAY - TENURE: FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home Located on the Sought After Tangmere Drive, Cardiff. The Property comprises in brief; Porch Entrance, Living Room Open-Plan to the Sitting Room & Dining Area, A Modern Re-Fitted Kitchen & Dining Room with Integrated Appliances, Fitted Quality Carpet to the Staircase & 1st Floor Landing, Bedroom 1 with Quality Fitted Carpet, Bedroom 2 with Laminate Flooring, Bedroom 3 with Laminate Flooring, and a Stylish Re-Fitted Shower Room. To the Front is Laid Lawn, Patio & Slate Chippings, A Lockable Side Gate Accesses the South-West Facing Rear which is Low-Maintenance with a Natural Stone Patio and Slate Chippings Surrounding the Large Outbuilding/Beauty Salon. The Rear Garden Backs onto Woodlands. This Property has been Upgraded to a High Standard by the Vendor, meaning You Can Move Straight In. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Mk IV Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/tangmeredrive26ap/>  
EPC Rating = Awaiting Assessment...  
Council Tax Band = D.

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

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

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



**Entrance Porch** - 4' 5" x 4' 0" (1.35m x 1.22m) Entered Via uPVC Obscure D/g Door, Ceramic Tiled Floor, Single Panel Radiator, uPVC D/g Window to Side, Plastered Walls and Ceiling, Coving to Ceiling, Door to Living Room/Open-Plan to Sitting Room.

**Living Room Open-Plan to Sitting Room** - 13' 5" x 10' 10" (4.09m x 3.30m) Ceramic Tiled Floor Continued, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Staircase to First Floor Landing.

**Sitting Room Open-Plan to Living & Dining Area** - 9' 10" x 8' 3" (2.99m x 2.51m) Ceramic Tiled Floor Continued, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Opening to Understair Storage Area.

**Dining Area** - 8' 0" x 4' 10" min (2.44m x 1.47m) Ceramic Tiled Floor Continued, uPVC D/g Window to Front, Double Panel Radiator, Plastered walls & Ceiling with Coving.

**Understair Storage Area** - 8' 6" x 3' 3" (2.59m x 0.99m) Ceramic Tile Floor, Walls Tiled to 1/4 Height, Plastered Walls and Plastered Ceiling, Storage Area.

**Dining Room** - 9' 5" x 8' 9" (2.87m x 2.66m) Ceramic Tiled Floor Continued from Sitting Room, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Inset Spotlights to Ceiling, Coving to Ceiling, Open-Plan to Kitchen.

**Kitchen** - 10' 4" x 8' 11" (3.15m x 2.72m) Ceramic Tiled Floor Continued, Matching Wall and Base Units, Work Surfaces Over With Matching Upstands, Sink, Quarter Bowl and Drainer With Mixer Hose Tap and Boiling Hot Water Tap Over, 4 Ring Induction Hob With Extractor Hood Over, Fan Assisted Electric Oven, Integrated Beko Dishwasher, Plumbed for Washing Machine, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling, uPVC D/g Window to Rear, Wall Mounted Electric RCD Consumer Unit. NB: Worcester Greenstar 28i Junior mk iv Combi-Boiler Housed in A Wall Unit

**Stairs/First Floor Landing** - 9' 1" x 7' 1" (2.77m x 2.16m) Fitted Carpet, Single Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Shower Room.

**Bedroom 1** - 11' 8" x 9' 7" (3.55m x 2.92m) - Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

**Bedroom 2** - 11' 3" x 11' 0" (3.43m x 3.35m) Laminate Floor uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

**Bedroom 3** - 9' 9" x 7' 5" (2.97m x 2.26m) Laminate Floor uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling.

**Family Shower Room (Refitted)** - 8' 4" x 6' 5" (2.54m x 1.95m) Non-Slip Vinyl Flooring, Double Walk-In Shower Cubicle with Mixer Shower with Black Taps, and Dual Rainfall & Handheld Showerheads, Wash Hand Basin with Mixer Tap and Vanity Drawers, Close Coupled W.c., Black Towel/Ladder Radiator, Inset Spotlights to Ceiling, uPVC Obscure D/g Window to Rear, Panelled Walls and Plastered Ceiling.

**Front Garden** - Laid to Lawn, Patio & Slate Chippings. Lockable Side Gate Accessing the Rear Garden, Wall Mounted Welcome Light.

**Landscaped Rear Garden (Enclosed) - SOUTH-FACING**

Natural Stone Patio, Fully Enclosed by Brick Walls and Feather Edge Fencing, Laid Slate Chippings, Outside Tap, Outside Security Light, Backs onto Woodlands, Large Beauty Room Outbuilding.

**Large Beauty Room Outbuilding** - 16' 8" x 9' 0" (5.08m x 2.74m) Power & Lighting, Fully Panelled and Insulated.

**Private Driveway**



**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.



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