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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Amethyst Road,  
Fairwater,  
Cardiff CF5 3NU

Offers in the Region Of £315,000  
Freehold



# Amethyst Road, Fairwater, Cardiff. CF5 3NU.

- SPACIOUS FAMILY HOME
- VERY LARGE REAR GARDEN - ENCLOSED
- CUSTOM BUILT OUTBUILDING (2x FLOORS)
- MEZZANINE ATTIC/OFFICE/PLAYROOM
- 3x LARGE DOUBLE BEDROOMS
- OPEN-PLAN LIVING
- UTILITY & CLOAKROOM
- OFF-ROAD PARKING
- uPVC D/G & GAS C/H with COMBI
- FREEHOLD



SPACIOUS & OPEN-PLAN 3-BED FAMILY HOME - MEZZANINE OFFICE/PLAYROOM  
ACCESSED FROM BEDROOM 3 - BEDROOM 1 with SKYLIGHT to VAULTED CEILING -  
OPEN-PLAN LIVING - MODERN KITCHEN - UTILITY ROOM & CLOAKROOM - VERY  
LARGE REAR GARDEN with  
CUSTOM BUILT OUTBUILDING (2x FLOORS) with UNIQUE HANDCRAFTED DESIGN  
OFF-ROAD PARKING TO FRONT  
FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this Fantastic Family Home comprising in brief; Inviting Entrance Hallway, Lounge with Bay Window Overlooking the Rear Garden and Open-Plan to the Dining Room. The Dining Room has Patio Doors to the Rear Garden and a Doorway to the Modern Fitted Kitchen. There is a Large Utility Room with access to the Cloakroom/Downstairs W.c & Rear Garden. To the 1st Floor Landing are 3 Bedrooms & a Family Bathroom Suite. Bedroom 1 has a Vaulted Ceiling with Velux Skylight Installed & French Doors Overlooking the Rear Garden. Bedrooms 3 with a Solid Staircase into the Mezzanine Office/Study. The Front Garden is a Good Size and Laid to Lawn. A Lockable Side Gate gives access to the Very Large & Enclosed Rear Garden. To the Rear of the Garden is a Custom Built Outbuilding which as 2 Floors & a Unique Handcrafted Design. Off-Road parking to Front. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Duo-Tec 24 HE Combi-Boiler.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link > <https://tour.giraffe360.com/amethystrd22ap/>

**EPC Rating = C.**

**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](http://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](http://WWW.MR-HOMES.CO.UK)**





## Entrance Hallway

## Lounge with Bay Window - OPEN-PLAN to DINING ROOM

14' 1" x 12' 0" (4.29m x 3.65m)

## Dining Room - OPEN-PLAN to Lounge

11' 4" max x 10' 7" (3.45m x 3.22m)

## Kitchen

9' 8" x 9' 3" (2.94m x 2.82m)

## Utility/ Outhouse

14' 10" x 6' 0" (4.52m x 1.83m)

## Cloakroom/ Downstairs W.c

5' 2" x 4' 10" (1.57m x 1.47m)

## 1st Floor Landing

## Bedroom 1

15' 6" x 10' 2" (4.72m x 3.10m)

## Bedroom 2 - with Velux Skylight to Vaulted Ceiling.

11' 10" x 11' 4" (3.60m x 3.45m)

## Bedroom 3

10' 11" x 9' 9" (3.32m x 2.97m)

Staircase to Mezzanine Office/Study & Leads to Attic Space

## Family Bathroom - Re-Fitted & Modern

6' 6" x 5' 10" (1.98m x 1.78m)

## Mezzanine Office/Playroom/Attic

12' 7" x 11' 0" (3.83m x 3.35m)

Staircase to Bedrooms 3.

## Attic Storage Space

## Private 'Brick-Paved' Driveway - Lockable Side Gate to Rear Garden

## Rear Garden - Very Large in Size & Enclosed

Laid to Lawn

## Outbuilding - Custom Built & Unique - Ground Floor

25' 11" x 7' 1" (7.89m x 2.16m)

## Outbuilding - Custom Built & Unique - 1st Floor

11' 1" x 7' 3" (3.38m x 2.21m)



**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 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

1367 ft<sup>2</sup>

126.9 m<sup>2</sup>

**Reduced headroom**

150 ft<sup>2</sup>

14 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## CARDIFF & THE VALE

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