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MR HOMES
SALES & LETTINGS



Powderham Drive, Carlton Gardens
Grangetown, Cardiff
CF11 8ND

Offers in the Region Of £375,000
Freehold

Powderham Drive, Carlton Gardens, Cardiff, CF11 8ND

- DETACHED
- 3 BEDROOMS
- ENSUITE TO PRIMARY
- POPULAR FAMILY-FRIENDLY LOCATION
- DRIVEWAY & SEPARATE PARKING
- CONSERVATORY/SUNROOM
- GARAGE CONVERSION (NO REGS/PERMISSION)
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



DETACHED 3-BEDROOM FAMILY HOME - LARGE DRIVEWAY - ADDITIONAL SEPARATE HARSTANDING FOR PARKING - MULTIPLE RECEPTIONS ROOMS - LARGE KITCHEN with BREAKFAST ROOM - CONVERTED GARAGE (NOT TO REGS) - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** this detached 3-bedroom family home on an ever-popular **family-friendly** development that remains **quiet and peaceful** while being less than one mile from the very centre of Cardiff, walk there comfortably in under 30 minutes or take advantage of the local transport links. Potential buyers are afforded a **fantastic opportunity** to make this substantial property their own by adding their own style and bringing it bang up-to-date, and in so doing create a modern family home fit for a growing family. In brief, the property comprises: Entrance Hall; Living Room; Dining Room; Conservatory/Sunroom; Inner Hallway; Guest/Downstairs WC; Kitchen; Breakfast Room; Garage Conversion creating Utility Room and Snug (conversion does not have any associated paperwork by way of building regulations approval and/or planning permission). The property further benefits from an **ample driveway** and **additional hardstanding for parking**, gas central heating and uPVC double glazing.



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD **WWW.MR-HOMES.CO.UK**

Outside Front

Driveway laid to tarmac and block paving

Entrance Hall

5' 0" x 5' 0" (1.52m x 1.52m)

Accessed via uPVC front door with leaded obscured DG panels; carpeted; thermostat controller; access to Living Room and Garage Conversion/Snug; stairs rise to First Floor

Living Room

13' 9" x 12' 3" (4.19m x 3.73m)

Carpeted; double radiator; feature electric fireplace; bay window to front with leaded DG windows; access to Dining Room

Dining Room

12' 2" x 8' 0" (3.71m x 2.44m)

Accessed via double doors from Living Room; carpeted; radiator; access to Sunroom

Conservatory/Sunroom

8' 8" x 7' 2" (2.64m x 2.18m)

Accessed from Dining Room; vinyl flooring; access to Rear Garden

Inner Hallway

2' 9" x 4' 11" (0.84m x 1.50m)

Carpeted; access to Downstairs WC and access to Kitchen

Downstairs WC

5' 1" x 4' 4" (1.55m x 1.32m)

Vinyl flooring; fully tiled walls; radiator; pedestal wash hand basin with separate hot and cold taps; WC; burglar alarm control panel

Kitchen

16' 5" x 8' 1" (5.00m x 2.46m)

Tiled flooring; double radiator; matching wall and base units with worktops over and matching splash backs; FRANKE stainless steel sink with half bowl and draining board and stainless steel mixer tap; integrated Diplomat 4-ring gas hob; integrated Bush electric fan-assisted oven and grill; cupboard housing gas central heating boiler BAXI Solo; space and plumbing for washing machine or dishwasher; access to Breakfast Room and Garage Conversion; loft hatch; uPVC DG window to rear

Breakfast Room

9' 8" x 7' 0" (2.94m x 2.13m)

Tiled flooring continued from Kitchen; radiator; uPVC DG French Doors provide access to Rear Garden

Utility Cupboard

4' 11" x 3' 8" (1.50m x 1.12m)

Carpeted; space and plumbing for washing machine

Garage Conversion/Snug

16' 10" x 8' 11" Narrowing to 3' 11" (5.13m x 2.72m)

Carpeted; electric fireplace; radiator; Dimplex electric radiator; RCD Consumer Unit; access hatch to loft; uPVC DG window to front

First Floor Landing

10' 0" x 6' 0" (3.05m x 1.83m)

Carpeted; cupboard housing hot water cylinder; access to all Bedrooms and Family Bathroom; uPVC obscured DG window to side; access hatch to loft

Family Bathroom

Carpeted; partly tiled walls; matching suite comprising pedestal wash hand basin with separate hot and cold taps, panelled bath with mixer tap and shower attachment, and WC; radiator; uPVC obscured DG window to rear

Bedroom 1

13' 11" x 9' 4" (4.24m x 2.84m)

Carpeted; radiator; uPVC leaded DG window to front

Ensuite

4' 0" MAX x 6' 9" (1.22m x 2.06m)

Carpeted; pedestal wash hand basin; shower cubicle fully tiled with Mira gravity-fed shower

Bedroom 2

9' 7" x 9' 4" (2.92m x 2.84m)

Carpeted; radiator; built-in bedroom furniture/wardrobes; uPVC DG window to rear

Bedroom 3

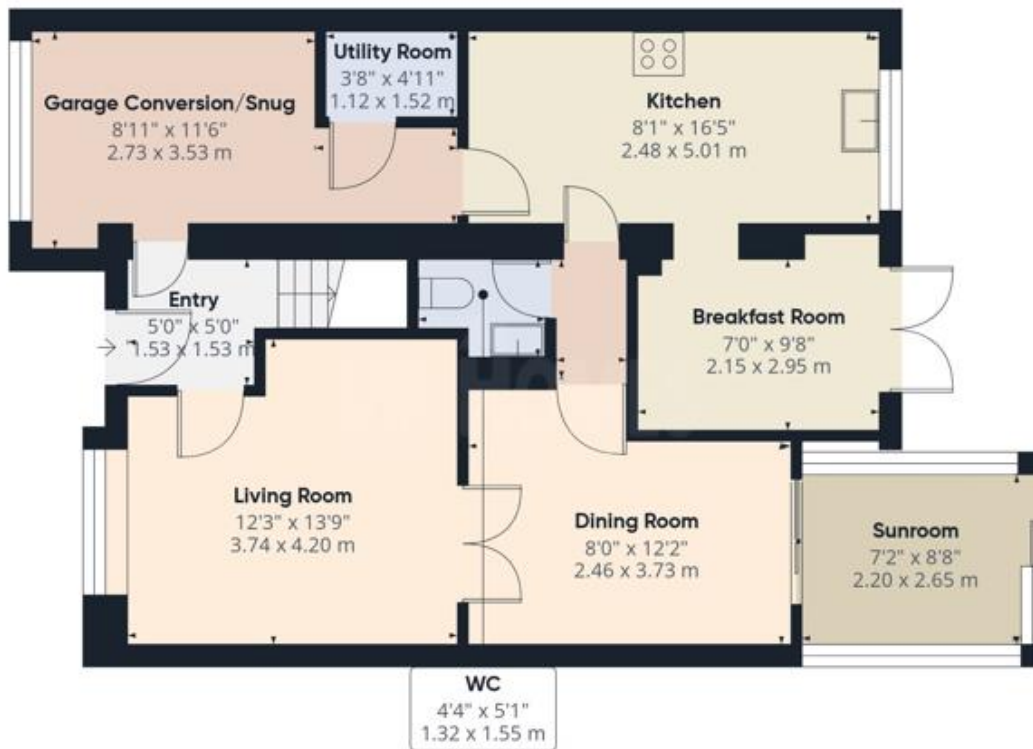
9' 0" x 6' 1" (2.74m x 1.85m)

Carpeted; radiator; overstairs cupboard and fitted dressing room furniture; uPVC leaded DG window to front

Rear Garden

Patio area laid to paving slabs; newly installed fencing; area laid to lawn





Floor 0



Floor 1

Approximate total area: 1,133 ft² / 105.4 m²

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.

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.

CARDIFF & THE VALE

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