

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



Philip Close
Heath, Cardiff
CF14 4SD

Offers in the Region Of £395,000
Freehold

Philip Close, Heath, Cardiff, CF14 4SD

- 3-BEDROOM SEMI-DETACHED
- QUIET CUL-DE-SAC LOCATION
- LONG DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- MODERN KITCHEN & BATHROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



3-BEDROOM SEMI-DETACHED FAMILY HOME - QUIET CUL-DE-SAC LOCATION - DRIVEWAY FULL DEPTH OF THE PROPERTY - GARAGE - GUEST/DOWNSTAIRS WC - LIGHT & BRIGHT LIVING ROOM WITH RECENTLY INSTALLED FULL HEIGHT & FULL WIDTH WINDOW - MODERN KITCHEN - DINING AREA - MODERN FAMILY BATHROOM - FRONT & REAR GARDENS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD

MR HOMES are delighted to be representing our client in bringing to market **FOR SALE** this fabulous, extremely well-maintained 3-bedroom semi-detached family home. It is situated on a **quiet cul-de-sac** while being **centrally located** to take full advantage of the shops, local amenities and transport links of Caerphilly Road (Birchgrove Railway station is less than half a mile away and can be reached on foot in under 10 minutes) and the **nearby districts of Rhiwbina and Whitchurch**. In brief, the property comprises: Entrance Hall; Guest/Downstairs WC; Living Room; Kitchen; Dining Room; First Floor Landing; 3 Bedrooms; Family Bathroom. The **rear garden** offers a private space to relax with family and friends and has access to the **driveway** and **garage** beyond.

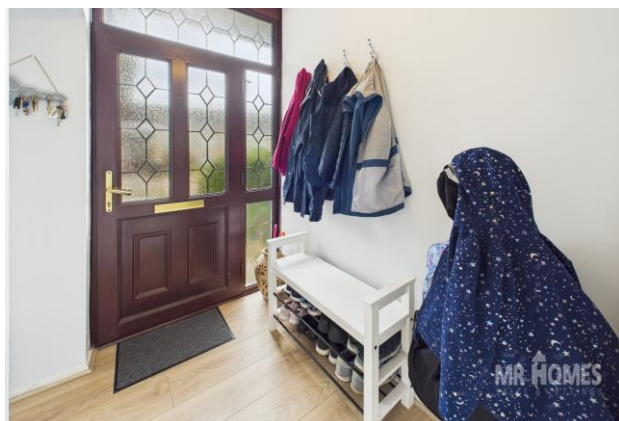
Tenure: Freehold

EPC Rating: C

Council Tax Band: E

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 concrete; area laid to lawn; mature bush

Entrance Hall

10' 3" MAX x 3' 7" MIN (3.12m x 1.09m)

Accessed via uPVC front door with leaded obscured DG panels; Laminate flooring; radiator; access to Downstairs WC and Living Room

Downstairs WC

4' 11" x 2' 10" (1.50m x 0.86m)

Laminate flooring; sink with mixer tap; WC; gas meter; electricity meter; RCD Consumer Unit; timber framed internal window with obscured glazing

Living Room

14' 11" x 16' 8" (4.57m x 5.09m)

Laminate flooring; 2 x radiators; under stairs storage cupboard; stairs rise to First Floor; uPVC DG full height and full width window (installed new October 2022)

Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)

Tiled flooring ; matching wall and base cupboards with worktops over and tiled splash backs; composite sink with 1/2bowl and draining board and stainless steel mixer tap; integrated dishwasher ; Range cooker; space and plumbing for washing machine; space for free-standing fridge/freezer; cupboard housing gas central heating boiler: Potterton Performa 30 HE

Dining Area

12' 1" x 9' 8" (3.68m x 2.94m)

Laminate flooring; radiator; large uPVC DG window to rear with uPVC glazed door providing access to rear garden

First Floor Landing

9' 3" x 3' 10" (2.82m x 1.17m)

Carpeted; access to all Bedrooms and Family Bathroom; storage cupboard; access hatch to loft

Bedroom 1

13' 3" x 12' 9" (4.04m x 3.88m)

Carpeted; radiator; free-standing wardrobes; built-in wardrobes and storage; uPVC DG window to Front

Bedroom 2

11' 6" x 12' 7" PLUS WARDROBES (3.50m x 3.83m)

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

Bedroom 3

9' 0" x 6' 11" (2.74m x 2.11m)

Carpeted; radiator; child's bunk bed furniture; uPVC DG window to Front

Family Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)

Tiled flooring; fully tiled walls; vanity unit housing sink with BRISTAN mixer tap; ROCA WC; P-shaped panelled bath with glazed shower screen and mixer taps and mains powered shower over; ladder-style radiator; uPVC obscured DG window to Rear

Rear Garden

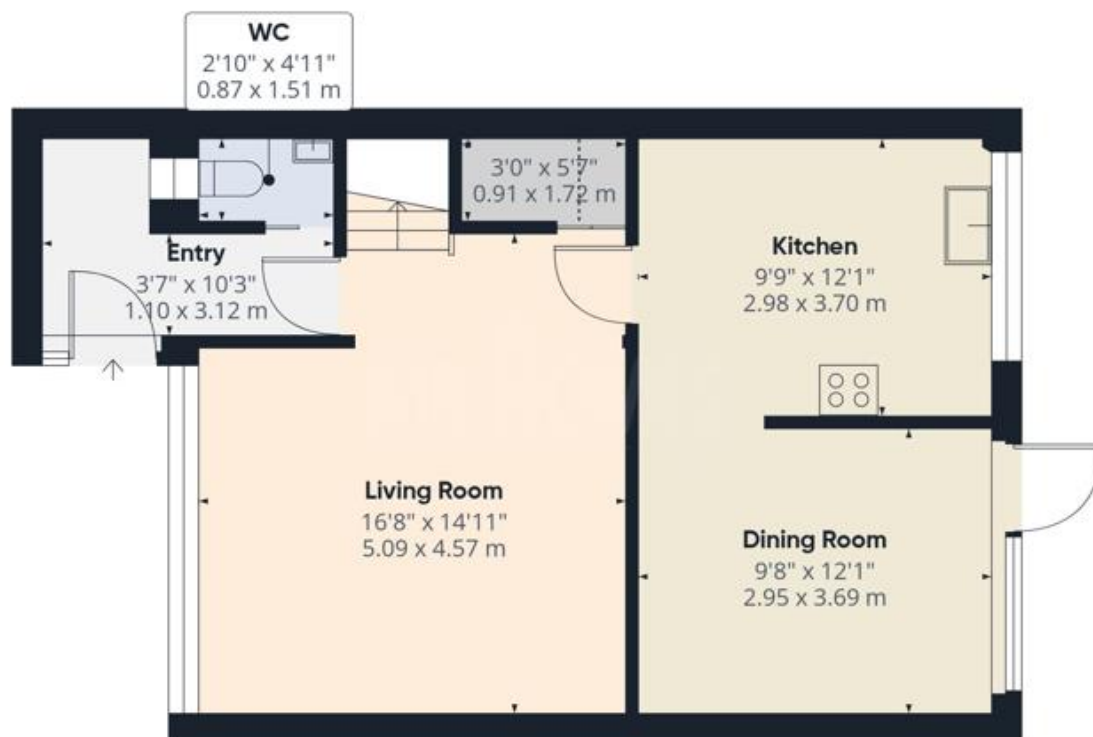
Patio area laid to concrete with concrete path to rear; remainder laid to lawn; mature rose bush; storage area to rear of garage

Garage

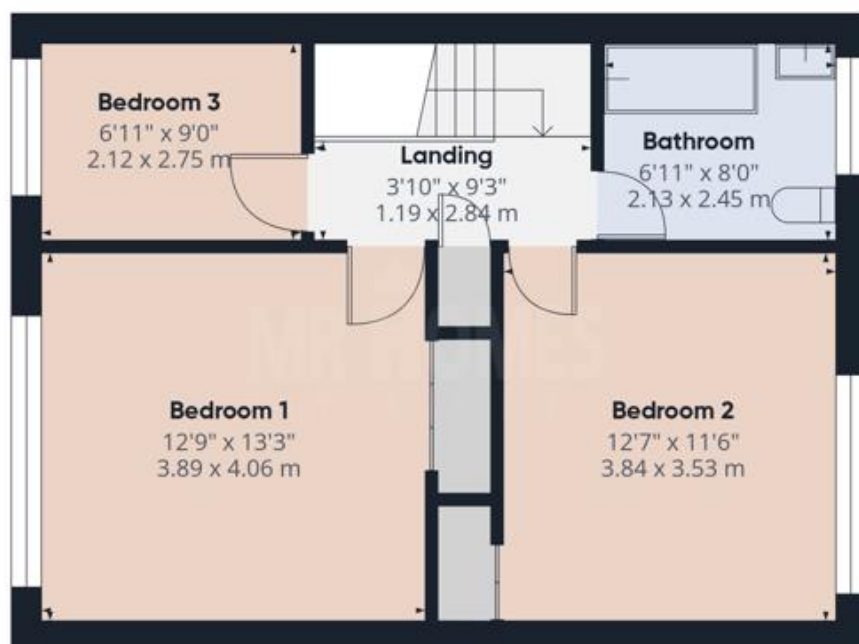
18' 4" x 8' 9" (5.58m x 2.66m)

Concrete flooring; light; Hormann manual up and over garage door; window to side





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 1,071 ft² / 99.5 m²

Reduced headroom: 11 ft² / 1 m²

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.

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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