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MR HOMES
SALES & LETTINGS



Mansell Avenue,
Michaelston,
Cardiff CF5 4TB

Offers in Excess of £289,950 Freehold

Mansell Avenue, Michaelston, Cardiff. CF5 4TB.

• *** NO CHAIN ***

• EXTENDED 3-BED END-OF-LINK SPACIOUS FAMILY HOME

• ATTIC ROOM (with building regulations)

• LARGE REAR EXTENSION (with building regulations)

• CLOAKROOM/DOWNSTAIRS W.C

• LIVING ROOM & DINING ROOM

• 3x DOUBLE BEDROOMS

• DOUBLE DRIVEWAY (GATED)

• ATTRACTIVE FRONT GARDEN & A SOUTH FACING REAR GARDEN

• TENURE: FREEHOLD



*** NO CHAIN ***

EXTENDED 3-BED END-OF-LINK SPACIOUS FAMILY HOME SOUTH-FACING REAR GARDEN

LIVING ROOM with SLIDING DOORS to the DINING ROOM - PATIO DOORS to the LARGE REAR EXTENSION with SKYLIGHTS GIVING NATURAL LIGHT with BUILDING REGULATIONS - KITCHEN - CLOAKROOM/DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS to the 1st FLOOR - SHOWER ROOM - ATTIC ROOM with BUILDING REGULATIONS - ATTRACTIVE & ENCLOSED FRONT GARDEN - DOUBLE 'GATED' DRIVEWAY - LOCKABLE SIDE GATE ACCESS TO SOUTH-FACING REAR GARDEN - TENURE: FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom End-of-Link Family Home in the Sought After Location of The Drope Cardiff and comprises in brief; Entrance Hallway, Living Room, Dining Room, Kitchen, Rear Extension Reception/Sunroom, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Shower Room, Staircase to the 2nd Floor Landing, Attic Room with Far Reaching Views. The Attractive Front Garden is Enclosed. The Double Driveway is Gated, there is a Lockable Side Gate Giving Access into the South-Facing Large Rear Garden. The Property Further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 37CDi Combi-Boiler.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED

360 VR Tour Link > <https://tour.giraffe360.com/mansellavenue9ap/>

EPC Rating = Awaiting Assessment...

Council Tax Band = D.

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Hallway - 14' 8" x 6' 4" (4.47m x 1.93m) Entered Via uPVC Obscure D/g Door With Matching Obscure D/g Panels To The Sides, Fitted Carpet, Double Panel Radiator, Understair Storage Cupboard Housing Electric Meter And Electric RCD Consumer Unit, Door To Living Room And Kitchen, Staircase To First Floor Landing.

Living Room - 14' 5" x 11' 5" (4.39m x 3.48m) Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Living Flame "Coal Effect" Gas Fire Se On A Marble Hearth And Grate With A Mantelpiece Surround, 2x Sliding Doors To Dining Room.

Dining Room - 12' 0" x 9' 9" (3.65m x 2.97m) Fitted Carpet, uPVC D/g Window To Side, Double Panel Radiator, uPVC French Doors To Rear Extension.

Kitchen - 11' 8" x 8' 3" (3.55m x 2.51m) Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashback, Stainless Steel Sink And Quarter Bowl With Drainer And Mixer Hose Tap, 4 Ring Gas Hob, Electric Oven With Extractor Hood Over, Space for Tall Fridge/Freezer, Plumbed for Dishwasher, uPVC D/g Window To Rear, uPVC D/g Door To Rear Extension.

Rear Extension - 16' 6" x 10' 9" (5.03m x 3.27m) Tiled Floor, 2 x Velux D/g Skylights, Work Surface Over Washing Machine & Tumble Dryer, 2 x uPVC D/g Windows to Side, 2 x uPVC D/g Windows to Rear, uPVC French Doors To Rear Garden, uPVC Half Glazed Obscure D/g Door To Side, Double Panel Radiator, Wall Lights & Power Points, Door to Downstairs W.c.

Downstairs W.c. - 4' 3" x 3' 2" (1.29m x 0.96m) Tiled Flooring Continued, Close Coupled W.c., With Bidet Toilet, Wall Mounted Wash Hand Basin With Hot And Cold Taps Over, uPVC Obscure D/g Window To Rear, Wall Mounted Electric RCD Consumer Unit, Fully Tiled Walls.

Staircase/First Floor Landing - 7' 8" x 4' 5" (2.34m x 1.35m) Fitted Carpet, Obscure D/g Window Into Bathroom, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Shower Room, Staircase to Attic Room.

Bedroom 1 - 15' 7" x 10' 8" (4.75m x 3.25m) Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, 4 x Sliding Mirrored Doors To Fitted Wardrobes.

Bedroom 2 - 12' 0" x 10' 0" (3.65m x 3.05m) Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator.

Bedroom 3 - 11' 3" x 7' 3" (3.43m x 2.21m) Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator.

Shower Room - 9' 4" x 7' 11" (2.84m x 2.41m) Tiled Flooring, Shower Cubicle With Mixer Shower With Handheld And Rainfall Shower Heads And Shower Jets, Close Coupled W.c With Bidet Toilet, Wash Hand Basin With Mixer Tap Set In Vanity Cupboard, Double Panel Radiator, Chrome Ladder/Towel Radiator, uPVC Obscure D/g Windows To Rear, Ceiling Mounted Electric Extractor Fan, Inset Spotlight Over Wall Mounted Worcester Greenstar 37CDi Combi-Boiler, Slat Shelving, Wall Mounted Shaver Point.

Second Staircase To Attic Room
Fitted Carpet.

Attic Room - 18' 0" x 13' 9" (5.48m x 4.19m) Laminate Flooring, Wall Mounted Electric Extractor Fan, 3 x Velux D/g Windows To Rear, Power Points, Inset Spotlights To Ceiling, 4 x Double Doors To Storage In The Eaves On each Side, Which are Boarded, Inside One Of The Doors Is A Wall Mounted Cupboard With Second Electric RCD Consumer Unit.

Front Garden (Enclosed)

Attractive Front Garden Enclosed With Medium Height Brick Walls And Wrought Iron Fencing, Patio Pathway To Front Door, Laid To Lawn With Mature Evergreen Tree Centerpiece, Range Of Bushes, Flowers And Plants To The Borders, Wall Mounted Welcome Light. ,

Driveway

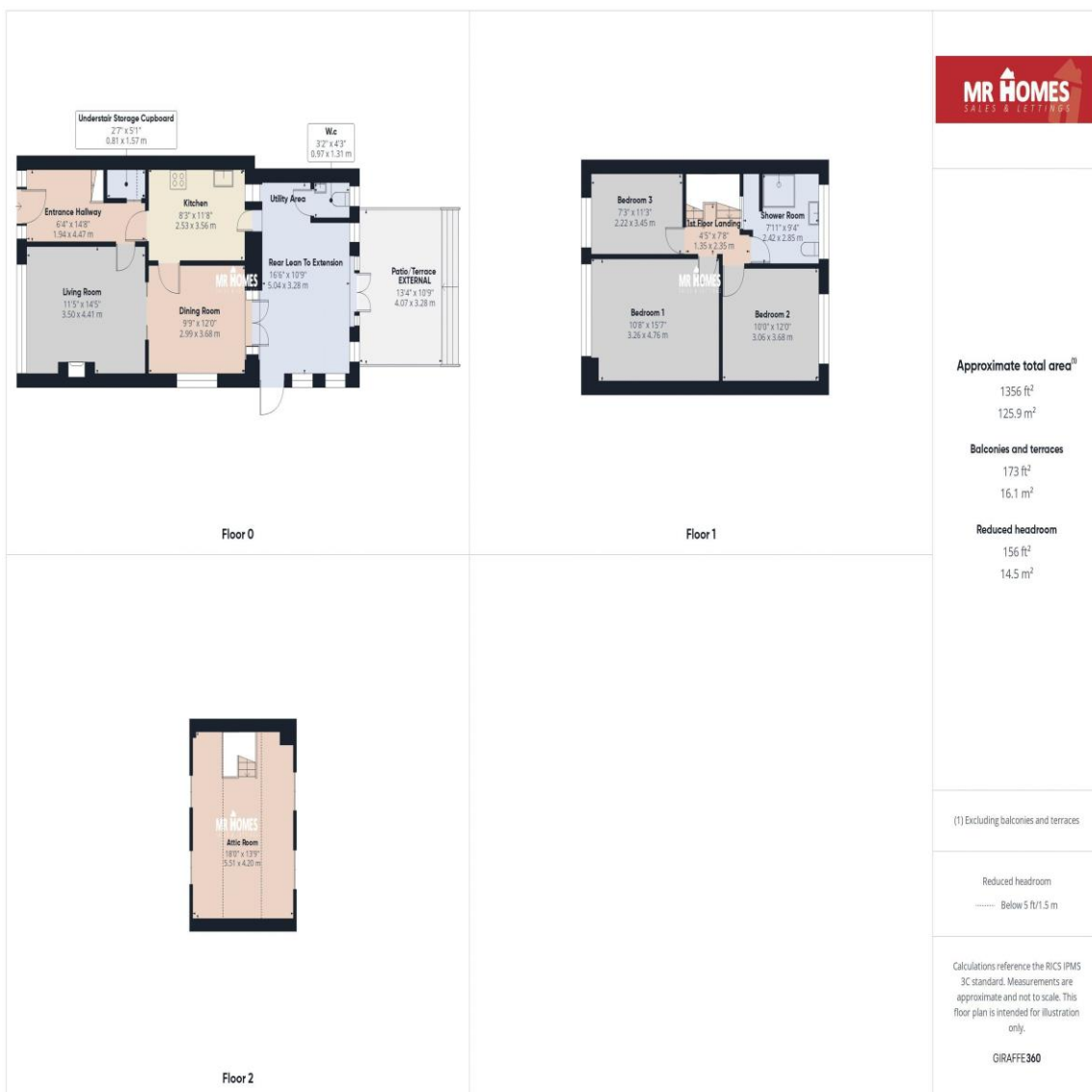
Double Driveway, Double Wrought Iron Gates, Lockable Side Gate Giving Access To Rear Garden.

South Facing Rear Garden

South Facing Rear Garden, Patio Which Steps Down To A Greenhouse And Wooden Shed, Fish Pond With Water Pump Waterfall, Outside Power Points, Outside Tap, Outside Lights, Bricked Up Flowerbed Borders Curving Around, Bricked Up Flowerbeds, Side Light.



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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