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MR HOMES
SALES & LETTINGS



The Lane, The Downs, St. Nicholas,
The Vale of Glamorgan,
Cardiff CF5 6SD

Offers in Excess of £375,000 Freehold

The Lane, The Downs, St. Nicholas, The Vale of Glamorgan, Cardiff. CF5 6SD.

• *** NO CHAIN ***

- DETACHED 3-BED FAMILY HOME
- SOUGHT AFTER LOCATION 'THE DOWNS, ST. NICHOLAS'
- THE PROPERTY RECEIVES PLENTY OF 'NATURAL LIGHT'
- WOOD BLOCK 'PARQUET' FLOORING
- LARGE SUNROOM/CONSERVATORY
- 2nd RECEPTION ROOM (CONVERTED FROM INTEGRAL GARAGE)
- LARGE OPEN-SPACE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H WITH COMBI-BOILER
- TENURE: FREEHOLD



*** NO CHAIN ***

WELCOME TO MELTON LODGE, A DETACHED 3-BED FAMILY HOME LOCATED IN THE MUCH SOUGHT-AFTER VILAGE IN ST. NICHOLAS - 'THE DOWNS' IS A HIGHLY DESIRABLE AREA ON THE OUTSKIRTS OF CARDIFF WEST - THE PROPERTY RECEIVES PLENTY OF NATURAL LIGHT THROUGHOUT - GENEROUS SIZE LIVING ROOM - SPACIOUS SUNROOM/CONSERVATORY - KITCHEN & PANTRY - DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS - 2nd RECEPTION ROOM CONVERTED FROM THE PREVIOUS INTEGRAL GARAGE - UPSTAIRS FAMILY BATHROOM - ENCLOSED FRONT GARDEN - SIDE GATE ACCESS INTO THE LARGE & ENCLOSED REAR GARDEN - PRIVATE DRIVEWAY TO FRONT - GAS CENTRAL HEATING with COMBI-BOILER - uPVC DOUBLE GLAZING WINDOWS - TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** this Detached 3-Bedroom Family Home comprising in brief; Entrance Hallway & Living Room with Wood Block 'Parquet' Flooring, Kitchen, Pantry, Sunroom/Conservatory, Downstairs W.c, 2nd Reception Room (Converted from the Previous Integral Garage, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 and a Family Bathroom. The Front Garden is Enclosed, The Side Gate Gives Access to the Large & Enclosed Rear Garden which is Westerly Facing. Private Driveway to the Front. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal 30kW Esprit eco2 Combination Boiler.

EARLY VIEWING RECOMMENDED.

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

EPC Rating = D.

Council Tax Band = F.

Mains Electricity, Welsh Water Supply & Sewage Connected to Cesspit.
Broadband & Mobile Signal Coverage.

*** Prime Location ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (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



Entrance Hallway

7' 4" x 5' 10" (2.23m x 1.78m)

Living Room - L-Shaped

19' 9" x 14' 10" (6.02m x 4.52m)

Kitchen

11' 7" x 9' 5" (3.53m x 2.87m)

Pantry

7' 6" x 2' 9" (2.28m x 0.84m)

Sunroom/ Conservatory

14' 6" x 11' 9" (4.42m x 3.58m)

Cloakroom/Downstairs W.c

5' 0" x 3' 1" (1.52m x 0.94m)

Combi-Boiler Cupboard

5' 1" x 3' 1" (1.55m x 0.94m)

2nd Reception Room-(Previously Garage)

14' 9" x 9' 1" (4.49m x 2.77m)

First Floor Landing

18' 5" x 5' 11" (5.61m x 1.80m)

Bedroom 1

14' 9" x 11' 5" (4.49m x 3.48m)

Bedroom 2

14' 10" x 8' 11" (4.52m x 2.72m)

Bedroom 3

10' 8" x 8' 6" (3.25m x 2.59m)

Family Bathroom

8' 7" x 7' 4" (2.61m x 2.23m)

Front Garden - Enclosed + (Side Gate Access into Rear Garden)

Rear Garden - Large & Enclosed - WEST FACING

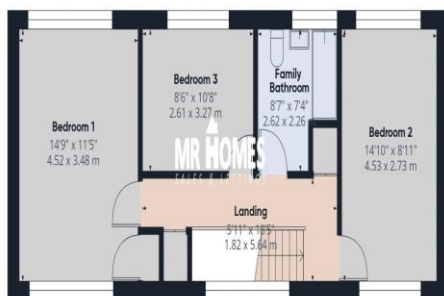
Private Driveway to Front



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.



Ground Floor



1st Floor

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Approximate total area⁽¹⁾

1325 ft²

123 m²

Reduced headroom

4 ft²

0.4 m²

(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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