

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



Yorath Road
Whitchurch, Cardiff
CF14 1QB

Offers in the Region Of £475,000
Freehold

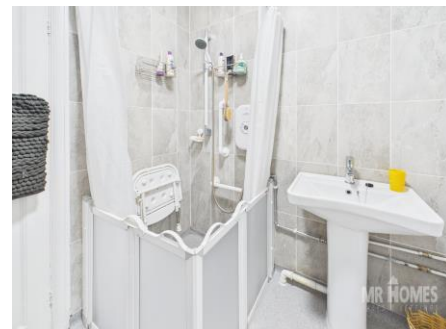
Yorath Road, Whitchurch, Cardiff, CF14 1QB

- NO CHAIN
- ATTENTION DEVELOPERS/INVESTORS
- ATTENTION INVESTORS
- LONG DRIVEWAY
- EXTENDED
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS INC. DISABLED ACCESS WETROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION DEVELOPERS - ATTENTION INVESTORS - ATTENTION DOWNSIZERS - 3 DOUBLE BEDROOMS - 2 BATHROOMS INC. DISABLED ACCESS SHOWER ROOM – LONG DRIVEWAY - WELL TENDED FRONT AND REAR GARDENS - SOUGHT-AFTER WHITCHURCH LOCATION - FREEHOLD

MR HOMES are delighted to be representing our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this extended 3-bedroom period bungalow. This property is generously proportioned and represents an excellent opportunity for renovation and development (subject to the usual permissions/consents). Situated on a very popular road in the ever-popular Cardiff suburb of Whitchurch, this property will appeal to a variety of buyers. The heart of the "village" is less than half a mile walk away meaning you can be amongst the independent shops, cafes, restaurants, bars and public houses and the general buzz of life in Whitchurch in under ten minutes. Whitchurch also has a number of different social and sports clubs.



Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Brick-built border wall with capping stones to pavement; metal gate provides access to three deep steps laid with paving slabs lead to front door; decorative borders to both sides of path with mature shrubs, bushes and trees; driveway to side laid to paving slabs runs the full depth of the original property

Entrance Hall

10' 4" x 4' 6" (3.15m x 1.37m)

Accessed via front door with obscured glazing panels; obscured glazing panel to side and obscured transom over; carpeted; radiator; burglar alarm control panel; cupboard housing gas meter; RCD Consumer Unit and electricity meter; access to Bedrooms, Reception Rooms and Disabled Access Wet Room; access hatch to loft

Bedroom 1

11' 9" PLUS BAY x 12' 4" INC. WARDROBES (3.58m x 3.76m)

Carpeted; radiator; in-built wardrobes and bedroom furniture; bay window to front with aluminium framed double glazing (assumed)



Bedroom 2

13' 4" x 12' 2" (4.06m x 3.71m)

Carpeted; radiator; built-in wardrobes and bedroom furniture; aluminium framed double glazed window (assumed) to front

Dining Room

9' 6" x 10' 10" (2.89m x 3.30m)

Carpeted; radiator; cupboard housing thermostat controller; aluminium framed obscured double glazed window (assumed) to side



Kitchen

19' 7" x 10' 3" (5.96m x 3.12m)

Tiled flooring; matching wall and base units with worktops over and matching splash backs and tiled splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated Hotpoint electric oven and grill; integrated Moffat electric hob with matching splash back; cupboard housing gas central heating boiler: Worcester; space and plumbing for washing machine; space and plumbing for dishwasher; access to Bedroom 3; access to Rear Hallway; aluminium door with obscured double glazed panels (assumed) providing access to driveway; one aluminium window with obscured double glazing (assumed) to side; two aluminium framed double glazed windows (assumed) to rear garden; Vent-Axia ventilation fan

Bedroom 3

14' 2" x 7' 4" (4.31m x 2.23m)

Carpeted; radiator; three aluminium framed double glazed windows (assumed), one to front and two to Rear Garden



Disabled Access Wet Room

6' 5" x 5' 11" (1.95m x 1.80m)

Non-slip flooring; fully tiled walls; radiator; pedestal wash hand basin with mixer tap; WC; AKS mid-height shower gate; AKW electric shower unit; fold-down seat; shower rail with curtain; internal window converted to mirror with obscured glazed transom over; extractor fan

Family Bathroom

5' 10" x 7' 0" (1.78m x 2.13m) PLUS WC AREA

Tiled flooring; partly tiled walls; radiator; matching suite comprising pedestal Wash hand basin with separate hot and cold water taps; WC; panelled bath with mixer tap and shower attachment; shared internal window with Disabled Access Wet Room; aluminium framed obscured double glazed window to rear

Living Room

20' 2" x 11' 0" (6.14m x 3.35m)

Carpeted; radiator; feature electric fireplace; access to Sunroom via sliding patio door; aluminium framed window with obscured double glazing (assumed) to side

Sun Room

8' 0" x 10' 5" (2.44m x 3.17m)

Timber flooring; aluminium framed with double glazing, sliding doors to one side, pedestrian door to other side

Rear Garden

Crazy paving; lawned area to rear; mature trees, bushes and shrubs; timber shed; access to front of property via metal gate to side



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.



Approximate total area: 1226.87 ft² / 113.98 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.

CARDIFF & THE VALE

Homes House
Suite 9 & 10
253 Cowbridge Road West
Cardiff
CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer