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**MR HOMES**  
SALES & LETTINGS



Michaelston Road,  
Michaelston,  
Cardiff CF5 4SY

Guide Price £315,000 to £325,000  
Freehold



# Michaelston Road, Michaelston, Cardiff. CF5 4SY.

• \*\*\* NO CHAIN \*\*\*

• AN IMMACULATE & EXTENDED 3-BED  
SPACIOUS FAMILY HOME with DETACHED  
GARAGE

• RENOVATED & UPGRADED

• BRAND NEW FITTED KITCHEN

• LARGE SIDE EXTENSION (3rd Reception Room)

• OPEN-PLAN LIVING & DINING ROOM

• CLOAKROOM/DOWNSTAIRS W.C

• ENCLOSED FRONT & REAR GARDENS

• OFF-ROAD PARKING / DETACHED GARAGE &  
OUTBUILDING

• TENURE: FREEHOLD.



## NO CHAIN!

MOVE STRAIGHT INTO THIS IMMACULATE & EXTENDED 3-BED FAMILY HOME BRAND NEW WINDOWS (MAY 2025) - BRAND NEW FLOORING THROUGHOUT THE EXTENDED 3rd RECEPTION ROOM CAN BE USED AS A BEDROOM OPEN-PLAN LIVING & DINING ROOM - BRAND NEW FITTED KITCHEN CLOAKROOM/DOWNSTAIRS W.C - UPSTAIRS MODERN FAMILY BATHROOM SUITE - THE ATTIC IS INSULATED & FULLY BOARDED; HAS A LOFT LIGHT & IS ACCESSED VIA ATTACHED LADDERS - OFF-ROAD PARKING TO THE REAR LEADS TO THE DETACHED GARAGE - ATTRACTIVE & ENCLOSED FRONT GARDEN - LOCKABLE SIDE GATE ACCESS INTO THE WEST FACING REAR GARDEN with LARGE OUTBUILDING  
TENURE: FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom End-of-Terrace Extended Family Home, comprising in brief; Ground Floor: Inviting Entrance Hallway, Cloakroom/Downstairs W.c, Main Living Room Open-Plan to the Dining Room, Brand New Fitted Kitchen, Extended 3rd Reception Room. First Floor: Staircase to the First Floor Landing, Hatch Access to Insulated & Boarded Loft via Attached Ladders, Bedrooms 1, 2, 3 & a Modern Family Bathroom Suite. The Attractive Front Garden is Enclosed, there is a Lockable Side Gate which Allows Access into the West Facing & Enclosed Rear Garden. There is also an Outbuilding for Storage. Off-Road Parking to the Rear Lane Leads to the Detached Garage. uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant Eco TEC pro 28 Combi Boiler.

360 Degree VR Tour Link: <https://tour.giraffe360.com/michaelstonroad141ap>

EPC Rating = D. & Council Tax Band = D.

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

\*\* Prime Location \*\*

The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links.

Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://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](http://WWW.MR-HOMES.CO.UK)**



**Front Garden (Enclosed)** - Large Front Garden Enclosed With Medium Height Brick Walls, Laid To Lawn With Flowerbed Borders Both Sides Of The Pathway Leading To The Front Door, Patio Pathway Leading To Lockable Side Gate, Giving Access To Rear Garden, Wall Mounted Welcome Light With House Number Plaque.

**Entrance Hallway** - 14' 7" x 6' 4" (4.44m x 1.93m)

Entered Via uPVC Obscure D/g Door, Brand New Laminate Flooring, Radiator With Radiator Cover, Door To Understair Storage Cupboard Which Houses Electric Meter, Gas Meter And Electric RCD Consumer Unit (Fitted 20/9/2019), Doorways To Living Room, Extended 3rd Reception Room, Cloakroom/Downstairs W.c And Kitchen.

**Cloakroom/Downstairs W.c.** - 4' 11" x 3' 11" (1.50m x 1.19m)

Laminate Flooring Continued, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Single Panel Radiator, uPVC Obscure D/g Window To Front.

**Living Room** - 14' 4" x 11' 8" (4.37m x 3.55m)

Brand New Vinyl Flooring, uPVC D/g Window To Front, Double Panel Radiator, Open-Plan To Dining Room.

**Dining Room** - 11' 11" x 9' 9" (3.63m x 2.97m)

Brand New Vinyl Flooring Continued, uPVC D/g Window To Rear, Double Panel Radiator.

**EXTENDED 3rd Reception Room** - 17' 0" x 12' 9" (5.18m x 3.88m)

Brand New Laminate Flooring, uPVC D/g Window To Front, Double Panel Radiator, Single Panel Radiator, 2 x Wall Mounted Lamp Lights & Matching Ceiling Light, uPVC D/g Patio Sliding Door To Rear Garden.

**Kitchen - Brand New** - 11' 6" x 8' 3" (3.50m x 2.51m)

Brand New Laminate Flooring, Matching Wall And Base Units With Soft Closing Doors And Drawers, Work Surfaces Over, Stainless Steel Sink And Drainer With Mixer Tap, Beko 4 Ring Ceramic Hob With Matching Beko Fan Assisted Electric Oven And Extractor Hood Over, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, Inset Spotlights To Ceiling, uPVC D/g Windows To Side And Rear, uPVC Half Glazed D/g Door To Rear Garden.

**Staircase/First Floor Landing** - 6' 6" x 4' 5" (1.98m x 1.35m)

Brand New Quality Fitted Carpet To Stairs And Landing, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom, Hatch To Insulated & Boarded Loft Via Attached Ladders.

**Bedroom 1** - 15' 6" x 10' 9" (4.72m x 3.27m) Brand New Quality Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator.

**Bedroom 2** - 11' 11" x 10' 0" (3.63m x 3.05m) Brand New Quality Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator.

**Bedroom 3** - 9' 4" x 7' 4" (2.84m x 2.23m) Brand New Quality Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Wardrobe With Hanging Rail, Fitted Cupboard With Fixed Shelving.

**Family Bathroom** - 9' 2" x 7' 10" (2.79m x 2.39m)

Vinyl Flooring, Panel Bath With Hot And Cold Taps Over, Electric Shower Over Bath, Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard With Doors And Drawers, Close Coupled W.c., Fully Tiled Walls Except For Around Bath Where It Has Wall Panels, Single Panel Radiator. Wall Mounted Mirror And Shaver Point Over, Ceiling Mounted Electric Primeline Extractor Fan, uPVC Obscure D/g Window To Rear, Door To Airing Cupboard Which Has Slat Shelving And Houses Vaillant EcoTEC pro 28 Combi Boiler.

**ENCLOSED Rear Garden**

Enclosed Rear Garden, West Facing, Patio To Laid Lawn with Soil Borders, Outside Tap, Outside Sensor Light, Pathway to Front Lockable Gate, Lockable Rear Gate Accessing Rear To Access The Garage, Door Into Garage And Door Into Large Brick Outbuilding.

**Brick Built Outbuilding** - 8' 4" x 6' 6" (2.54m x 1.98m)

Door Into Outbuilding, Windows To Sides And Rear.

**Off-Road Parking to Rear**

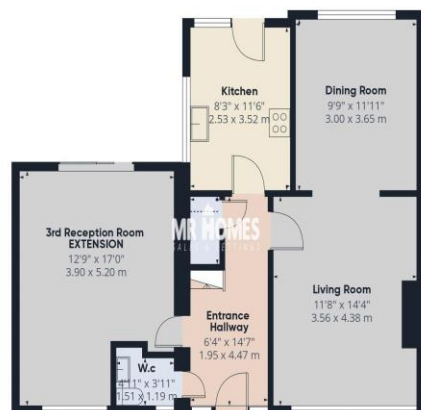
Off Road Private Driveway In Front Of Garage.

**Detached Garage** - 20' 2" x 9' 1" (6.14m x 2.77m)

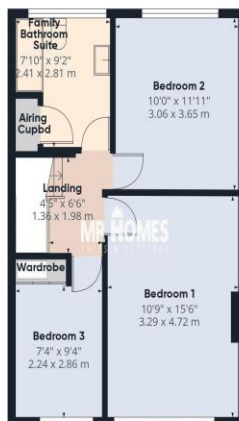
Detached Garage, Up And Over Door, Pitched Roof, Power And Lighting, Window To Rear, Door Into Rear Garden.



**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 Main House



1st Floor Main House



Ground Level Detached Garage

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Approximate total area<sup>(1)</sup>

1340 ft<sup>2</sup>

124.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS (PMS 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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