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**MR HOMES**  
SALES & LETTINGS



Campion Place  
Fairwater, Cardiff  
CF5 3LP

£215,000  
Freehold



# Campion Place, Fairwater, Cardiff, CF5 3LP

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS
- ATTENTION LANDLORDS
- ATTRACTIVE FRONT GARDEN
- LARGE REAR GARDEN
- NEWLY FITTED SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - 3-BEDROOM SEMI-DETACHED PROPERTY - LARGE REAR GARDEN with OUTBUILDING (PREVIOUSLY GARAGE) - REQUIRES MODERNISATION AND COSMETIC ATTENTION - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

**MR Homes** are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this excellent opportunity to acquire a generously proportioned 3-bedroom semi-detached family home with large rear garden. The property requires modernisation and cosmetic attention throughout, which explains the lack of internal photography. However, a new fully tiled shower room was installed earlier this year. The property benefits from a very attractive approach via pedestrian walkway with its front garden boasting an assortment of fruit trees. This property has huge potential for its next owner to end up with a fantastic family home.

**Tenure: Freehold**

**EPC Rating: C Council Tax Band: D**  
**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO**

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### Entrance Hall

8' 7" x 7' 1" (2.61m x 2.16m)

Accessed via uPVC front door with obscured DG panels; carpeted

### Guest WC

4' 10" x 2' 8" (1.47m x 0.81m)

Vinyl floor tiles; WC; uPVC DG window to side

### Kitchen

8' 5" x 9' 5" (2.56m x 2.87m)

Tiled flooring; fitted kitchen with matching wall and base units with worktops over; tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Newworld 4-ring electric hob; integrated electric oven; space and plumbing for washing machine; Potterton Titanium Combi boiler

### Living Room

10' 11" x 12' 11" (3.32m x 3.93m)

Carpeted; radiator; uPVC DG window to front

### Dining Area

11' 10" x 10' 7" (3.60m x 3.22m)

Carpeted; uPVC French Doors to rear

### First Floor Landing

9' 6" x 3' 0" (2.89m x 0.91m)

Carpeted; uPVC obscured DG window to side; access hatch to loft

### Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

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

### Bedroom 2

11' 6" x 10' 2" (3.50m x 3.10m)

Carpeted; radiator; uPVC DG window to front

### Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)

Carpeted; radiator; uPVC DG window to rear

### Family Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Vinyl flooring; fully tiled walls; double shower tray with dual shower heads; vanity unit comprising sink with mixer tap; WC; ladder style radiator uPVC obscured DG window to side

### Garage/Outbuilding

21' 7" x 8' 11" (6.57m x 2.72m)

Original garage; partly converted (not to Building Regs); 2 x uPVC DG windows; uPVC door for pedestrian access

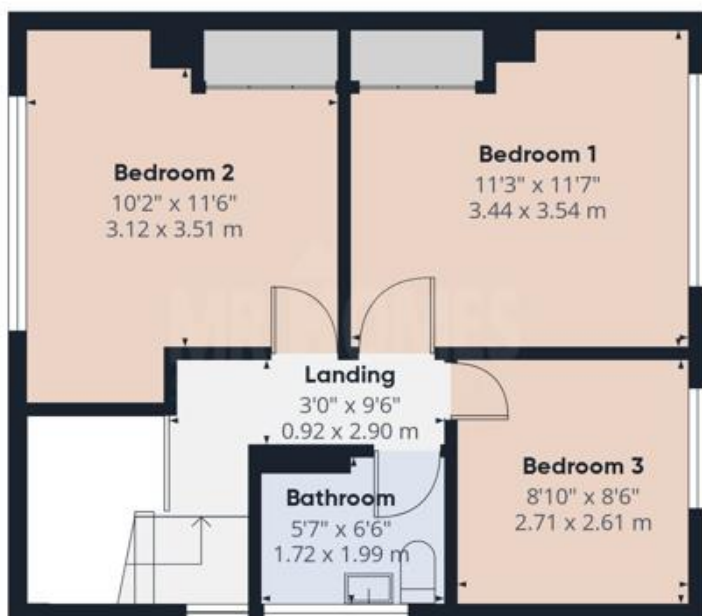
### Rear Garden

Raised decking area; path laid to paving slabs leads to uPVC DG rear door with access to lane; areas laid to lawn to both sides of path; access to front of property via timber gate





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 867 ft<sup>2</sup> / 80.5 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard.  
Measurements are approximate and not to scale.  
This floor plan is intended for illustration only

**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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