

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

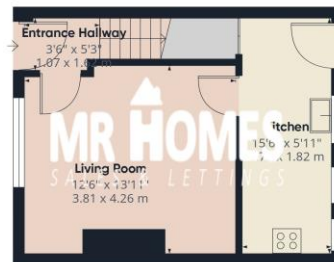


Narberth Road,
Caerau, Cardiff
CF5 5EY

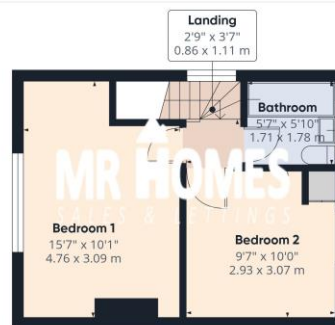
Guide Price £139,950 to £149,950
Freehold

Narberth Road, Caerau, Cardiff. CF5 5EY.

- * NO CHAIN *
- 2-BED END OF TERRACE PROPERTY
- IDEAL FOR 1st TIME BUYERS
- IDEAL FOR INVESTOR/LANDLORDS
- FRONT GARDEN
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- CLOSE TO SHOPS, AMENITIES & EXCELLENT TRANSPORT LINKS
- TENURE: FREEHOLD.



Ground Floor



1st Floor

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾
586 ft²
54.4 m²

(1) Excluding balconies and terraces

Calculations reference the BICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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*** Guide Price: £139,950 to £149,950 ***

NO CHAIN

2-BED END-OF-LINK HOUSE - IDEAL FOR 1st TIME BUYERS or INVESTOR/LANDLORD - CLOSE TO SHOPS/AMENITIES & SCHOOLS - EXCELLENT TRANSPORT LINKS - uPVC D/G WINDOWS - GAS CENTRAL HEATING with COMBI-BOILER - FRONT GARDEN with SIDE ACCESS INTO THE LARGE & ENCLOSED REAR GARDEN - DRIVEWAY TO FRONT

TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 2-Bed End-of-Link Property, comprising in brief; Entrance Hall, Living Room, Re-Fitted Kitchen, Understair Storage Cupboard, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, & a Family Bathroom. Front Garden with Side Access into the Large & Enclosed Rear Garden. Driveway to Front. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

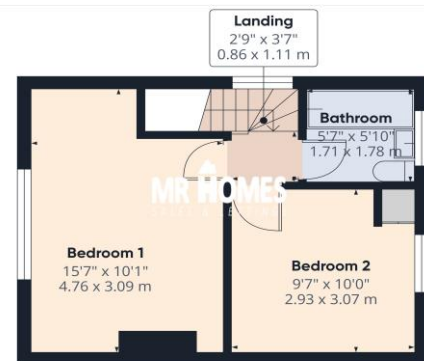
EPC Rating = D... Council Tax Band = B.

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

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



1st Floor

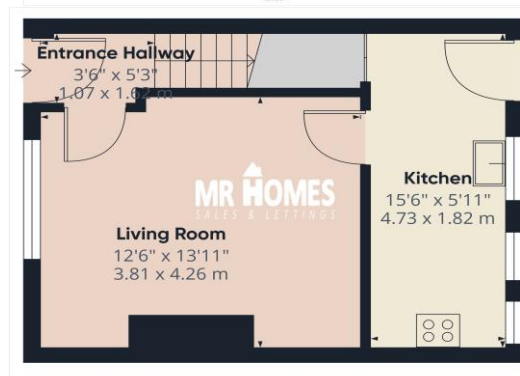
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Entrance Hallway

5' 3" x 3' 6" (1.60m x 1.07m)

Living Room

13' 11" x 12' 6" (4.24m x 3.81m)

Kitchen

15' 6" x 5' 11" (4.72m x 1.80m)

Understair Storage Cupboard**1st Floor Landing**

3' 7" x 2' 9" (1.09m x 0.84m)

Bedroom 1

15' 7" x 10' 1" (4.75m x 3.07m)

Bedroom 2

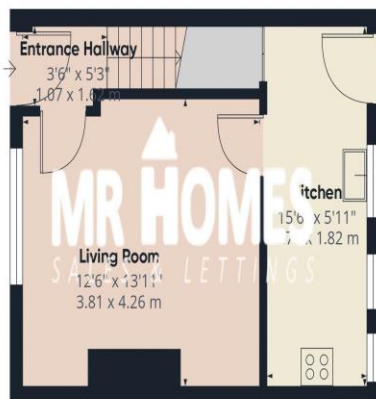
10' 0" x 9' 7" (3.05m x 2.92m)

Bathroom

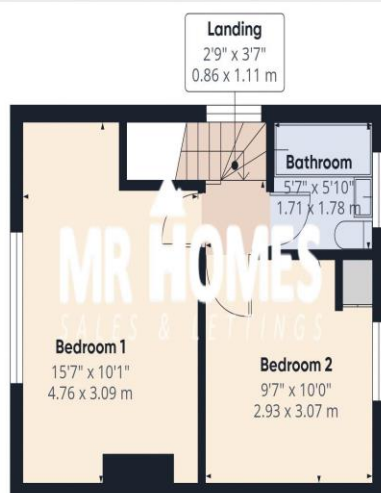
5' 10" x 5' 7" (1.78m x 1.70m)

Front Garden with Side Access to the Rear Garden**Rear Garden - Large & Enclosed****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.



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