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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Western Drive,  
Llandaff North,  
Cardiff CF14 2SF

Guide Price £250,000 to £260,000  
Freehold

# Western Drive, Llandaff North, Cardiff. CF14 2SF.

- IMMACULATE 3-BED FAMILY HOME
- MOVE STRAIGHT IN
- BEAUTIFUL WEST FACING REAR GARDEN
- OPEN-PLAN KITCHEN/DINER
- SUN/GARDEN ROOM
- SPACIOUS LIVING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- PRIVATE 'GATED' DRIVEWAY
- ATTRACTIVE FRONT GARDEN
- TENURE: FREEHOLD



IMMACULATELY PRESENTED 3-BED SEMI-DETACHED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN DECORATED TO A HIGH STANDARD THROUGHOUT - SPACIOUS LIVING ROOM - PANTRY & KITCHEN/DINER with GARDEN/SUNROOM JUST OFF - CLOAKROOM/DOWNSTAIRS W.C - MODERN SHOWER ROOM & 3 BEDROOMS TO THE FIRST FLOOR - ATTRACTIVE FRONT GARDEN - LOCKABLE SIDE GATE ACCESS - BEAUTIFULLY LANDSCAPED WEST FACING REAR GARDEN - OUTBUILDINGS FOR STORAGE  
TENURE: FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Kitchen/Diner, Pantry, Garden/Sunroom, Rear Lobby, Cloakroom/Downstairs W.c, Staircase to the 1st floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Re-Fitted Shower Room. To the Front is an Attractive Front Garden which is Enclosed, A Private 'Gated' Driveway and a Lockable Side Gate accessing the Beautifully Landscaped West Facing Rear Garden. There are 2x Doors to an Outbuilding for Storage. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an i-mini c30 kw Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/westerndrive64ap>

EPC Rating = D.  
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. NB: Non Standard Construction Property.

\*\*\* Prime Location \*\*\*

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway** - 10' 2" x 6' 4" (3.10m x 1.93m) Entered Via uPVC Door With Obscure D/g Hinges, Fitted Carpet, Single Panel Radiator, uPVC D/g Window To Side, Plastered Wall And Plastered Ceiling, Door To Understair Storage Cupboard, Doors To Living Room And Kitchen/Diner, Staircase To First Floor Landing.

**Living Room** - 14' 4" x 11' 5" (4.37m x 3.48m) Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Plastered Wall And Plastered Ceiling, Coving To Ceiling, Door To Kitchen/Diner.

**Kitchen/Diner** - 17' 11" x 8' 4" (5.46m x 2.54m) Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over With Matching Upstands, Soft Closing Doors And Drawers, 4 Ring Ceramic Hob, Electric Fan Assisted Oven, Blanco Ceramic Sink With Drainer And Mixer Tap Over, uPVC D/g Window Overlooking The Beautiful Rear Garden, Plumbed For Washing Machine, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Pantry, Door To Rear Lobby, Double D/g Patio French Doors To Conservatory.

**Pantry** - 3' 2" x 3' 2" (0.96m x 0.96m) Laminate Flooring Continued, Light, uPVC Obscure D/g Window To Side, Fixed Shelving.

**Rear Lobby** - 3' 7" x 2' 4" (1.09m x 0.71m) Laminate Flooring, Single Panel Radiator, uPVC D/g Half Glazed Door To Side With Cat Flap, Door To Downstairs W.c.

**Downstairs W.c.** - 4' 9" x 2' 11" (1.45m x 0.89m) Laminate Flooring Continued, Close Coupled W.c., Wall Mounted Wash Hand Basin With Mixer Tap, uPVC Obscure D/g Window To Side, Wall Mounted Electric RCD Consumer Unit, Houses i-mini c30 kw Combi-Boiler.

**Conservatory** - 8' 8" x 8' 5" (2.64m x 2.56m) Laminate Flooring, uPVC D/g Windows To Side And Rear, Patio Sliding Door, Plastered Walls, Solid Fixed Roof.

**Staircase/First Floor Landing** - 7' 8" x 6' 4" (2.34m x 1.93m) Fitted Carpet To Staircase And Landing, uPVC D/g Window To Side, Plastered Walls And Plastered Ceiling, Hatch To Insulated Loft, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Shower Room, Door To Airing Cupboard.

**Bedroom 1** - 11' 10" x 11' 8" (3.60m x 3.55m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Double Doors To Fitted Cupboards/Wardrobes, Single Door To Fitted Cupboard/Wardrobe.

**Bedroom 2** - 14' 8" x 8' 6" (4.47m x 2.59m) Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Double Doors To Fitted Cupboards/Wardrobes.

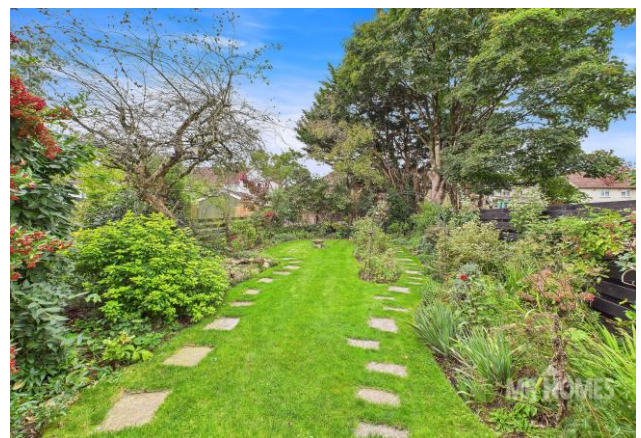
**Bedroom 3** - 9' 5" x 7' 11" (2.87m x 2.41m) Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Double Doors To Fitted Cupboards/Wardrobes.

**Family Shower Room** - 6' 6" x 5' 8" (1.98m x 1.73m) Vinyl Flooring, Fully Tiled Walk-In Shower Cubicle With Mixer Tap, Wash Hand Basin With Mixer Tap Set in Vanity Cupboard, Close Coupled W.c., uPVC Obscure D/g Window To Side, Remaining Walls Tiled To Half Height, Chrome Ladder/Towel Radiator, Wall Mounted Vent Axia Electric Extractor Fan, Inset Spotlights To Ceiling.

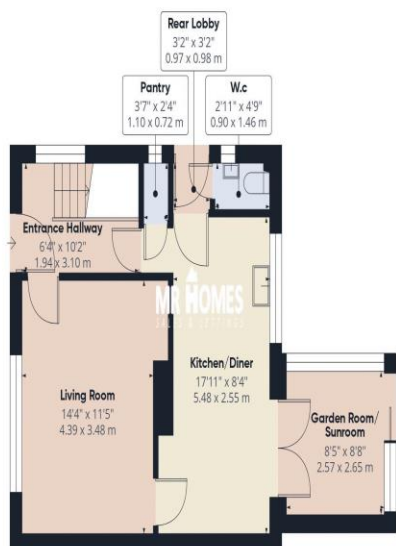
**Front Garden** - Attractive Front Garden, Enclosed With Low-Level Walls, Range Of Plants, Flowers And Shrubs, Double Gates To Private Driveway, Lockable Side Gate Giving Access To Rear Garden.

#### **Rear Garden**

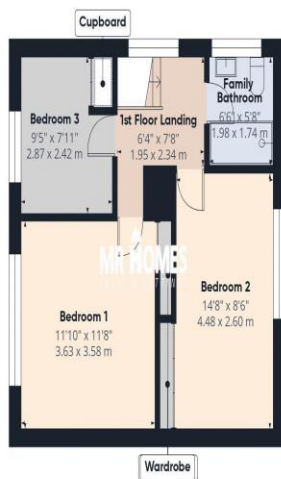
Beautifully Landscaped Rear Garden, West Facing, Range Of Plants, Flowers, Bushes, Shrubs And Mature Trees, Patio Stepping Stones With A Curved Lawn, Flowerbed Borders, Pond With Waterfall Water Feature Brick Built Outbuilding With Double Doors, Used For Storage.



**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



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

942 ft<sup>2</sup>

87.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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