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MR HOMES
SALES & LETTINGS



Deepdene Close,
St Fagans,
Cardiff CF5 4SB

Guide Price £289,950 to £299,950
Freehold

Deepdene Close, St Fagans, Cardiff. CF5 4SB.

- 3-BED SEMI-DETACHED FAMILY HOME - CORNER PLOT
- VERY WELL PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM
- SUNROOM/CONSERVATORY with HILLSIDE VIEWS
- 2nd RECEPTION ROOM/DINING ROOM
- FITTED KITCHEN
- PRIVATE 'DOUBLE' DRIVEWAY
- SOUTH-WEST FACING LANDSCAPED REAR GARDEN with MILLBOARD DECKING
- BRAND NEW* WINDOWS* THROUGHOUT & GAS CENTRAL HEATING
- TENURE: FREEHOLD



A VERY WELL POSITIONED 3-BED FAMILY HOME - CORNER PLOT SET BACK ON A QUIET CUL-DE-SAC - ACHIEVES HILLSIDE VIEWS FROM THE LANDSCAPED REAR GARDEN WHICH IS SOUTH-WEST FACING - BRAND NEW WINDOWS & AN ENDURANCE SOLID CORE COMPOSITE DOOR* with 10 YEAR GUARANTEE* - SPACIOUS LIVING ROOM with SUNROOM/CONSERVATORY OVERLOOKING THE REAR GARDEN - FITTED KITCHEN - DINING ROOM - MODERN FAMILY BATHROOM SUITE - PRIVATE 'DOUBLE' DRIVEWAY TO FRONT – TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home which is Very Well presented Throughout, and comprises in brief; Entrance Hall, Living Room, Sunroom/Conservatory, Fitted Kitchen, Dining Room with Large Storage Cupboards, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 and a Modern Family Bathroom 3-Piece White Suite. The Outside Front has Evergreen Trees & Hedgerow Bordering, A Private 'Double' Driveway to Front and a Beautifully Enclosed & Landscaped Rear Garden which achieves Hillside Views. Brand New uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar Ri Condensing Central Heating Boiler.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/deepdeneclose7ap>

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, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 5' 11" x 5' 5" (1.80m x 1.65m) Enter via Brand New Endurance Solid Core Composite Door and Side Screen fitted with Virtue Glazing (10 Year Guarantee) - <https://endurancedoors.co.uk/about-us/> Slate Tile Floor, Brand New Wall Mounted Electric RCD Consumer Unit (Fitted 10/10/2024), Double Panel Radiator, Doors To Living Room, Dining Room And Kitchen.

Living Room - 16' 4" x 12' 0" (4.97m x 3.65m) Real Wood Flooring, Brand New uPVC D/g Window to Rear, Single Panel Radiator, Gas Feature Fireplace, Coving to Ceiling, uPVC D/g Door to Conservatory.

Conservatory - 9' 9" x 8' 1" (2.97m x 2.46m) Tiled Floor, Double Panel Radiator, uPVC Obscure D/g Windows to Side, uPVC D/g Clear Windows to Side and Rear, 4 x Opening Windows, D/g Glass Roof, Wall Mounted Feature Lamp Light, Far Stretching Hillside Views.

Dining Room - 13' 3" x 7' 8" (4.04m x 2.34m) Laminate Flooring, Brand New uPVC D/g Window to Front, Single Panel Radiator, Inset Spotlights to Ceiling, Coving to Ceiling, Door to Large Storage Cupboard with Power Points, Lighting and Fixed Shelving.

Kitchen - 10' 2" x 8' 2" (3.10m x 2.49m) Black Slate Tiled Floor, Modern Kitchen, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 4 Ring Gas Hob With Extractor Hood Over, Fan Assisted Electric Oven, Stainless Steel Sink And Drainer With Chrome Mixer Tap Over, Brand New uPVC D/g Window To Front, Single Panel Radiator, Integrated Washing Machine, Integrated Under Counter Fridge And Freezer. Cupboard Housing Worcester Greenstar Ri Condensing Central Heating Boiler.

Staircase/First Floor Landing - 8' 6" x 3' 7" (2.59m x 1.09m)

Fitted Carpet to Stairs and Landing, Hatch to Insulated and Partially Boarded Loft with Attached Ladders, Doors to Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1 - 12' 4" x 9' 8" (3.76m x 2.94m) Fitted Carpet, Brand New uPVC D/g Window to Rear with Panoramic Countryside Views, Single Panel Radiator.

Bedroom 2 - 9' 1" x 8' 5" (2.77m x 2.56m) Fitted Carpet, Brand New uPVC D/g Window to Front, Single Panel Radiator, Door to Airing Cupboard Housing Hot Water Tank and Has Fixed Shelving, Slat Shelving and A Hanging Rail.

Bedroom 3 - 9' 5" x 6' 8" (2.87m x 2.03m) Fitted Carpet, Brand New uPVC D/g Window to Rear, Single Panel Radiator.

Family Bathroom - 7' 1" x 5' 6" (2.16m x 1.68m) Tiled Floor, 3 Piece White Matching Suite, Panel Bath With Chrome Mixer Tap Over, Wall Mounted Electric Mira Azora Electric Shower, Glass Shower Screen, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Wall Mounted Circular Mirror, Wall Mounted Lamp Light, Fully Tiled Walls, Brand New uPVC Obscure D/g Window To Front, Single Panel Radiator.

Front Garden - Evergreen Tall Trees and Hedges Along the Borders, Outside Tap, Welcome Sensor Light., Lockable Side Gate Access into the Rear Garden.

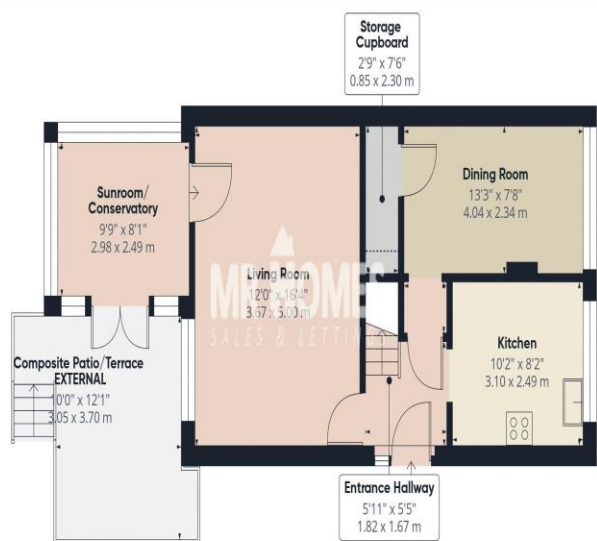
South-West Facing Rear Garden – South-West Facing Rear Garden, Raised Millboard Decking With Steps Down Into Main Garden, Laid To Lawn Main Garden With Stepping Stones, Range Of Plants And Bushes Along The Borders, Wood Panel Shed (To Remain), Side Access To Front Via Lockable Gate, Patio Stone Pathway. #Millboard decking with black railings, steps and seating area below conservatory. Moulded from real timber for authentic appearance Wood-free composition resists rot, algae and decay Patented Durafix® fixings leave no visible screw heads Low maintenance with no need for staining or oiling Designed and crafted in Britain

<https://www.millboard.com/en-gb/why-millboard/about-us>

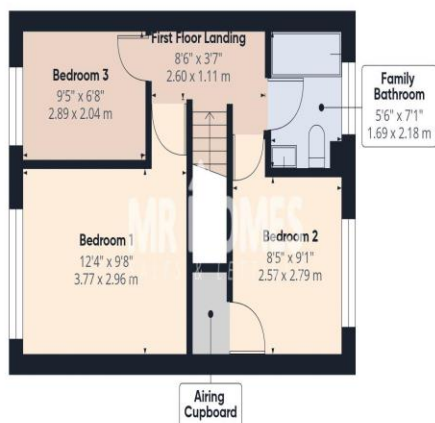
Private 'Double' Driveway to Front



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.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

927 ft²
86 m²

Balconies and terraces

144 ft²
13.4 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 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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