

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



Crediton Road,
Llanrumney,
Cardiff CF3 5RL

Guide Price £249,950 to £259,950
Freehold

Crediton Road, Llanrumney, Cardiff. CF3 5RL.

- 3-BED FAMILY HOME
- 3x DOUBLE BEDROOMS
- OPEN-PLAN LIVING ROOM & DINING ROOM
- L-SHAPED FITTED KITCHEN with BREAKFAST BAR & UTILITY AREA
- SHOWER ROOM (with Disability Use)
- SEPARATE W.C
- PRIVATE 'GATED' DRIVEWAY
- LARGE FRONT & REAR GARDENS
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER



3-BED FAMILY HOME with 3x DOUBLE BEDROOMS - IDEAL FOR 1st TIME BUYERS - CLOSE TO SCHOOLS, SHOPS & AMENITIES - EXCELLENT TRANSPORT LINKS – TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room, L-Shaped Kitchen/Breakfast Room, Utility Area, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Shower Room, Separate W.c. Large & Enclosed Front Garden with Hedgerow Boundary, Private 'Gated' Driveway and a Very Good Size Rear Garden which is Enclosed by Brick Walls.

Further Benefits include; uPVC Double Glazing Windows and Gas Central Heating Powered by a Worcester Greenstar 24i Junior Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/creditonroad19ap>

EPC Rating = Awaiting Assessment...
Council Tax Band = C.

**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.

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



Entrance Hallway - 13' 2" x 5' 5" (4.01m x 1.65m)

Entered Via uPVC Obscure D/g Door With Matching Pane To Side, Ceramic Tiled Floor, Double Panel Radiator, Wall Mounted Center Thermostat Control, Plastered Walls And Plastered Ceiling, Door To Understair Storage Cupboard Housing Gas Meter.

Open-Plan Living Room - 13' 4" x 11' 8" (4.06m x 3.55m)

Fitted Carpet, Double Panel Radiator, uPVC D/g Window To Rear, Gas Feature Fireplace With Living Flame Coal-Effect Fire Set On A Marble Hearth And Grate With Mantel Surround, Double Doorway Into Dining Room.

Open-Plan Dining Room - 12' 7" x 9' 6" (3.83m x 2.89m)

Double Doorway From Living Room, Fitted Carpet Continued, Double Panel Radiator, uPVC D/g Window To Front, Door From Hallway Into Dining Room Has Been Bricked Up.

L-Shape Kitchen/Breakfast Room - 9' 10" x 7' 10" (2.99m x 2.39m)

Refitted L-Shape Kitchen, Vinyl Floor Tiles, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks,, Space For Gas Cooker, Plumbed For Washing Machine, Breakfast Bar, uPVC D/g Window To Rear, uPVC Half Glazed D/g Door To Rear Garden, Doorway To Utility Area Which Houses Fridge Freezer.

Utility Area - 4' 11" x 4' 11" (1.50m x 1.50m)

uPVC Obscure D/g Window To Front,

Staircase/First Floor Landing - 9' 5" x 3' 0" (2.87m x 0.91m)

Fitted Carpet To Staircase And First Floor Landing, Plastered Walls And Plastered Ceiling, Hatch To Insulated And Partially Boarded Loft, Slat Shelving, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1 - 12' 11" x 10' 11" (3.93m x 3.32m)

Quality Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Fitted Cupboard Housing Worcester Greenstar 24i Junior Combi-Boiler, Fitted Cupboard With Hanging Rail And Fixed Shelving.

Bedroom 2 - 13' 4" x 10' 5" (4.06m x 3.17m)

Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator.

Bedroom 3 - 11' 8" x 7' 10" (3.55m x 2.39m)

Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Door To Large Fitted Cupboard.

Shower Room - 6' 10" x 6' 4" (2.08m x 1.93m)

Vinyl Flooring, Walk-In Shower Facility With Disability Access, Triton Electric Shower Over, Wall Mounted Folding Seat, Pedestal Wash Hand Basin, uPVC Obscure D/g Window To Rear, Double Panel Radiator.

Separate W.c - 6' 4" x 3' 1" (1.93m x 0.94m)

Vinyl Flooring, Low-Level W.c., Single Panel Radiator, uPVC Obscure D/g Window To Rear, Fully Tiled Walls.

Rear Garden

West Facing Rear Garden, Patio with Fence Separating a Large Lawn Area, Outside Tap.

Front Garden

Low Maintenance Front Garden, Hedgerow to Front Border and Brick Wall to Side, Patio.

Driveway

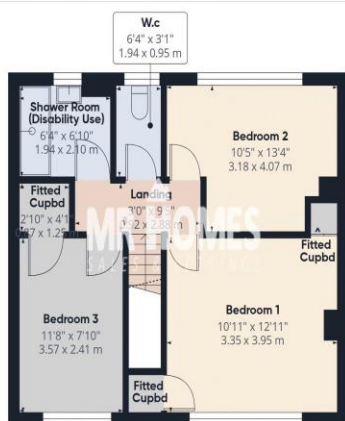
Private Gated Driveway to Front.



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[®]
958 ft²
89.2 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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555