

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



Sweldon Close,
Caerau, Cardiff
CF5 5RD

Guide Price £160,000 to £170,000
Freehold

Sweldon Close, Caerau, Cardiff. CF5 5RD.

- NO CHAIN
- 3-BED FAMILY HOME
- IDEAL FOR 1st TIME BUYERS
- PUT YOUR OWN STAMP ON THIS PROPERTY
- REQUIRES MODERNISATION
- SPACIOUS LIVING ROOM
- GENEROUS SIZE KITCHEN
- SOUTH-FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with VISSMANN COMBI-BOILER
- TENURE: FREEHOLD



NO CHAIN - 3-BED FAMILY HOME - IDEAL FOR 1st TIME BUYERS - PUT YOUR OWN STAMP ON THIS PROPERTY REQUIRING MODERNISATION - SOUTH-FACING REAR GARDEN GAS C/H with COMBI-BOILER TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** with **NO Ongoing** Chain this 3-Bedroom Terraced Property, comprising in brief; Porch Entrance, Hallway, Kitchen, Living Room, Staircase to 1st Floor Landing, Hatch to Loft via Attached Ladders, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom. The Outside Front has a Ramp for Wheelchair Access, Area to Store Bins and a SOUTH-FACING Tiered Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by a Viessmann Vitodens 050 Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link

<https://tour.giraffe360.com/sweldonclose6ap>

EPC Rating = Awaiting Assessment...

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.

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



Porch

6' 0" x 3' 6" (1.83m x 1.07m)

Entrance Hallway

11' 0" x 5' 10" (3.35m x 1.78m)

Storage Cupboard

Kitchen

11' 1" x 11' 0" (3.38m x 3.35m)

Living Room

17' 7" x 10' 0" (5.36m x 3.05m)

1st Floor Landing

7' 10" x 6' 0" (2.39m x 1.83m)

Door to Storage Cupboard and Hatch to Loft via Attached Ladders

Bedroom 1

12' 3" x 8' 7" (3.73m x 2.61m)

Bedroom 2

8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom 3

8' 10" x 7' 0" (2.69m x 2.13m)

Family Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Outside Front

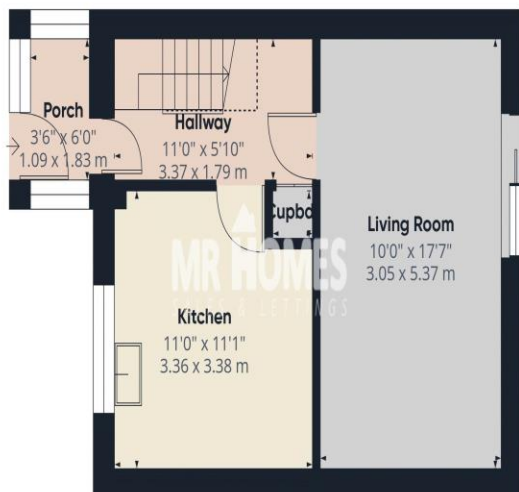
Ramp for Wheelchair Access and Steps to Porch. Space for Bins.

Rear Garden Tiered - SOUTH-FACING

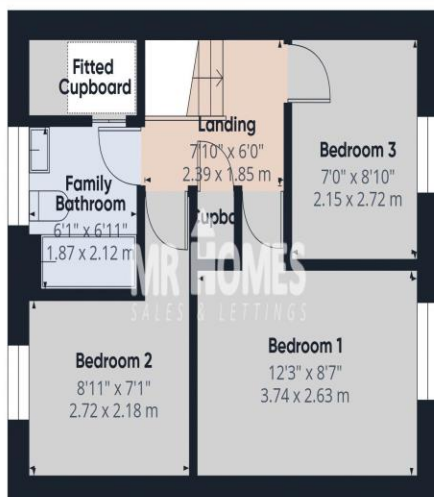
Off-Road Parking Bays to Front



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.



Floor 0



Floor 1



Approximate total area[®]

731 ft²
67.9 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS (PM5) 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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