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MR HOMES
SALES & LETTINGS



Peach Place
Fairwater, Cardiff
CF5 3PL

£205,000
Freehold

Peach Place, Fairwater, Cardiff, CF5 3PL

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/DEVELOPERS
- 3 DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOMS
- DOWNSTAIRS WC
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION INVESTORS/DEVELOPERS - GREAT RENOVATION OPPORTUNITY - 3 DOUBLE BEDROOMS - GENEROUS DUAL ASPECT RECEPTION ROOM - FAMILY BATHROOM - DOWNSTAIRS WC - FRONT & REAR GARDENS - FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this generously proportioned 3 double bedroom mid-terraced property in the popular location of Fairwater. The property requires full modernisation throughout but has excellent potential to provide an excellent family home. The rear of the property is directly opposite Poplar Park (Bedrooms 1 & 3 benefit from lovely views of the park beyond) and the local shops and general amenities of Fairwater Green are easily within walking distance - 0.3 miles / 7 minutes walk (Google maps). Fairwater railway station is 0.6 of a mile away and can be reached on foot within 15 minutes. Fairwater Park and Cantonian High School are also nearby and comfortably within walking distance of the property.

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.

FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Front Porch

3' 10" x 7' 11" (1.17m x 2.41m)

Accessed via uPVC front door with obscured DG panels; concrete flooring; access to WC; access to Kitchen

Downstairs WC

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

Downstairs WC

Kitchen

11' 8" x 10' 1" (3.55m x 3.07m)

Vinyl flooring; fitted kitchen with matching wall and base units with worktops over and partly tiled splash backs; Bush electric cooker

Reception Rooms

25' 11" x 11' 8" MAX (7.89m x 3.55m)

Carpeted; gas fireplace (disconnected); radiator; 2 x uPVC DG windows, one to front, one to rear

Hallway

9' 5" MAX x 5' 5" MAX (2.87m x 1.65m)

Carpeted; stairs rise to First Floor

Utility Area

9' 7" x 5' 0" (2.92m x 1.52m)

Concrete flooring; gas meter; electricity meter; RCD Consumer unit; timber door providing access to external storage space

Rear Porch

2' 11" x 5' 0" (0.89m x 1.52m)

Accessed via uPVC door with obscured DG panel; concrete flooring; access to Storage Cupboard

First Floor Landing

3' 1" x 9' 6" (0.94m x 2.89m)

Carpeted

Bedroom 1

10' 10" x 12' 10" (3.30m x 3.91m)

Carpeted; radiator; 2 x storage cupboards; uPVC DG window to rear

Bedroom 2

10' 7" x 13' 4" (3.22m x 4.06m)

Carpeted; radiator; uPVC DG window to front

Bedroom 3

11' 10" x 7' 10" (3.60m x 2.39m)

Carpeted; radiator; storage cupboard; uPVC DG window to rear

Family Bathroom

6' 2" x 10' 5" (1.88m x 3.17m)

Carpeted; corner bath with electric shower over; pedestal wash hand basin with taps; WC; uPVC obscured DG window to front

Storage Cupboard

6' 3" x 5' 5" (1.90m x 1.65m)

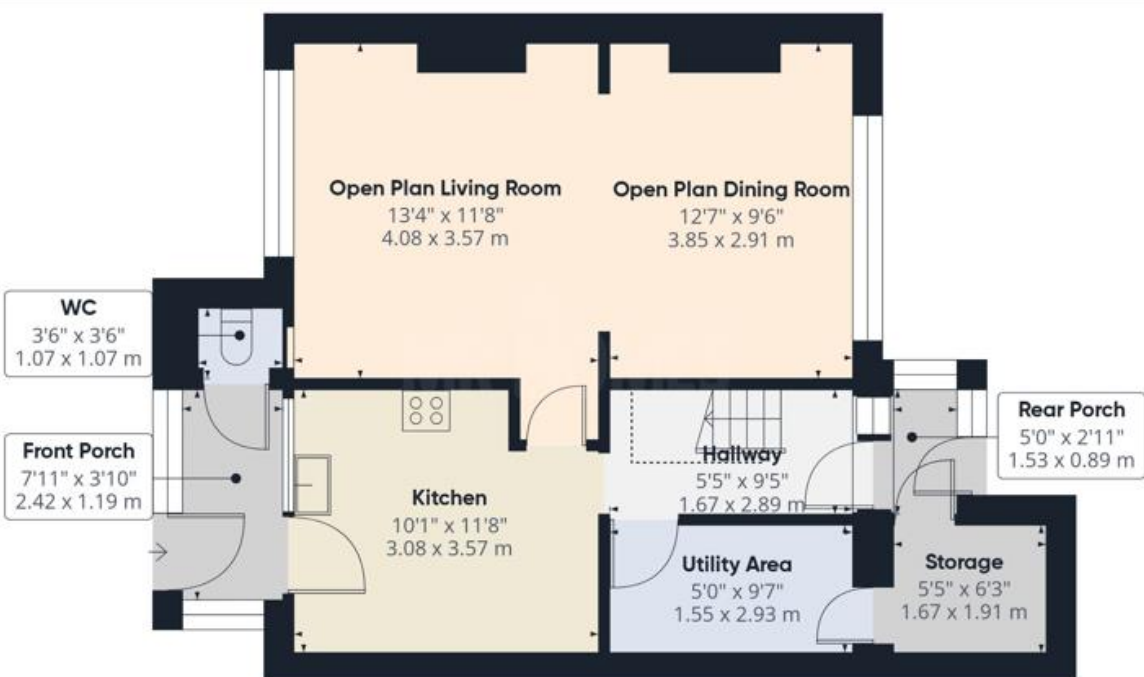
Concrete flooring; gas central heating boiler: Ideal Logic Combi C30; timber door to Utility Area

Rear Garden

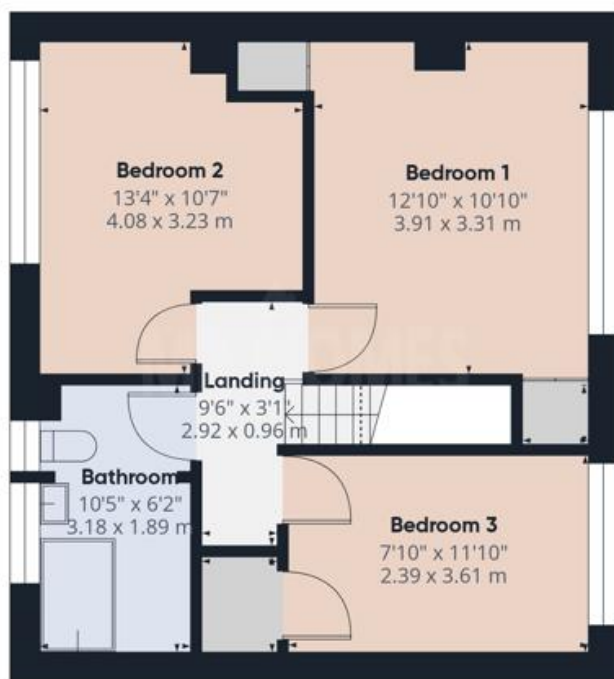
Concrete path leads to rear timber gate providing access to Poplar Rd; mainly laid to lawn



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: 1062 ft² / 98.7 m²
 Reduced headroom: 14 ft² / 1.3 m²
 Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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