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MR HOMES
SALES & LETTINGS



Farmhouse Way,
Caerau, Cardiff
CF5 5HH

Guide Price £220,000 to £230,000
Freehold

Farmhouse Way, Caerau, Cardiff. CF5 5HH.

- *** NO CHAIN *** IDEAL FOR 1st TIME BUYERS ***
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- 3x BEDROOMS & FAMILY BATHROOM
- DOUBLE DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



*** NO CHAIN ***

**3-BED SEMI-DETACHED FAMILY HOME
IDEAL FOR 1ST TIME BUYERS
TENURE: FREEHOLD.**

MR HOMES Offer **FOR SALE** with **No Ongoing Chain** this 3-Bedroom Semi-Detached Family Property, comprising in brief; Entrance Porch, Spacious Living Room, Kitchen/Diner, Conservatory, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn, There is a Lockable Side Gate Accessing the Large & Enclosed Rear Garden. Double Driveway to Front/Side for Off-Road Parking. The Property Further Benefits from uPVC D/g Windows & Gas Central Heating Powered by a Glow.Worm Compact Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link >

<https://tour.giraffe360.com/farmhouseway38ap>

**EPC Rating = C.
Council Tax Band = C.**

**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 Porch

4' 1" x 4' 0" (1.24m x 1.22m)

Entered Via Entrance Porch, uPVC Obscure Half Glazed D/g Door, Wall Mounted RCD Consumer Unit, Wall Mounted Light, Laminate Flooring.

Living Room

14' 7" x 14' 4" (4.44m x 4.37m)

Laminate Flooring Continued, uPVC D/g Window To Front, Double Panel Radiator, Coving To Ceiling, Staircase To First Floor Landing, Door To Kitchen/Diner.

Kitchen/Diner

14' 4" x 9' 7" (4.37m x 2.92m)

Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Front, 4 Ring Gas Hob, Electric Oven, Space For Tall Fridge/Freezer, Plumbed For Washing Machine, Space For Tumble Dryer Or Dishwasher, Open-Plan Archway Into Dining Area, Double Panel Radiator, Coving To Ceiling, uPVC D/g Sliding Patio Door To Conservatory.

Conservatory

5' 9" x 4' 5" (1.75m x 1.35m)

Tiled Flooring, uPVC D/g Windows To Sides And Rear, uPVC Half Glazed D/g Door To Rear Garden.

Staircase/First Floor Landing

8' 1" x 3' 4" (2.46m x 1.02m)

Laminate Flooring With Metal Edging On Staircase, Laminate Flooring On Landing, Large Hatch To Insulated Loft, Door To Storage Cupboard With Fixed Shelving, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1

11' 7" x 7' 10" (3.53m x 2.39m)

Laminate Flooring, uPVC D/g Window To Front, Single Panel Radiator.

Bedroom 2

9' 7" x 7' 9" (2.92m x 2.36m)

Laminate Flooring, uPVC D/g Window To Rear Single Panel Radiator, Door To Fitted Cupboard With A Hanging Rail And Housing A Glow.Worm Compact Combi-Boiler (Recently Fitted).

Bedroom 3

8' 11" x 6' 5" (2.72m x 1.95m)

Laminate Flooring, uPVC D/g Window To Front, Single Panel Radiator.

Family Bathroom

7' 0" x 6' 5" (2.13m x 1.95m)

Panel Bath With Chrome Mixer Tap And Attached Shower Head, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Window To Rear, Single Panel Radiator, 3/4 Tiled Walls.

Front Garden

Laid To Lawn, Lockable Side Door Accessing Rear Garden.

Double Driveway

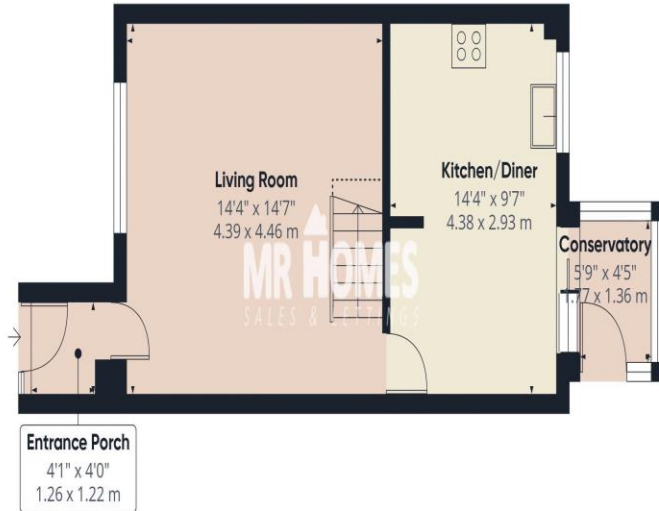
Double Private Driveway To Front/Side.

Rear Garden

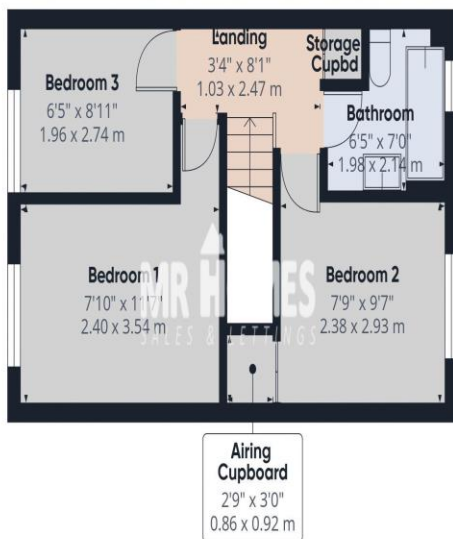
North Facing Rear Garden, Patio, Mainly Laid Lawn With Patio Pathway Through The Centre, Wood Panel Storage Shed (To Remain).



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 1



Floor 2



Approximate total area⁽¹⁾

713 ft²

66.2 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 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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