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MR HOMES
SALES & LETTINGS



Courtenay Road
Splott
Cardiff. CF24 2JP

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

Courtenay Road, Splott, Cardiff. CF24 2JP.

- *** NO CHAIN *** DOUBLE BAY FRONTED ***
- A SPACIOUS 3x DOUBLE BEDROOM FAMILY HOME
- TRADITIONALLY BUILT - RETAINING SOME ORIGINAL FEATURES
- OPEN-PLAN LIVING & SITTING ROOMS
- 3rd RECEPTION/LOUNGE
- KITCHEN & SEPARATE UTILITY ROOM
- SUNROOM/CONSERVATORY
- ENCLOSED FRONT TERRACE & REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with WORCESTER COMBI-BOILER
- TENURE: FREEHOLD



TRADITIONALLY BUILT 3X DOUBLE BED TERRACED FAMILY HOME WITH ATTIC ROOM, RETAINING SOME ORIGINAL FEATURES
1900's PERIOD PROPERTY
PUT YOUR OWN STAMP ON THIS FAMILY HOME
FANTASTIC LOCATION with EXCELLENT TRANSPORT LINKS
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** with **No Ongoing Chain** this 3-Bedroom Double-Bay Fronted Terraced Family Home, comprising in brief; Ground Floor: Internal Porch Entrance, Hallway with Original Coving, Lounge with Bay Window to Front Open-Plan to the Sitting Room also with Original Coving, Lounge/3rd Spacious Reception Room, Utility/Laundry Room, Kitchen with Velux Skylight leads to the Sunroom/Conservatory. First Floor: Staircase to the First Floor Split-Level Landing, Hatch with Sturdy Scissor Ladder accesses the 2nd Floor Landing and Attic Room with Velux D/g Window, Bedroom 1 with Bay Window to Front and Fitted Bedroom Furniture, Bedroom 2, Bedroom 3 with Airing Cupboard housing the Combi-Boiler & a Modern Shower Room. Second Floor: 2nd Floor Landing and Attic Room. Enclosed Front Patio Terrace which is Gated & an Enclosed Side & Rear Garden with Rear Lane Access. (The Rear Lane is Security Gated). uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i Junior Combi Mk V Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/courtenayroad31ap>

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



Entrance Porch - 2' 10" x 1' 11" (0.86m x 0.58m) Entered Via uPVC Obscure D/g Door, Fitted Carpet, uPVC D/g Full Glass Door Into Entrance Hallway.

Entrance Hallway - 10' 10" x 3' 0" (3.30m x 0.91m) Fitted Carpet, Double Panel Radiator, Original Coving To Ceiling, Base Cupboard Housing Gas Meter, Doors To Living Room And 3rd Reception Room, Staircase To 1st Floor Split-Level Landing.

Living Room - 12' 10" x 10' 7" (3.91m x 3.22m) Fitted Carpet, uPVC D/g Bay Window To Front, Double Panel Radiator, Original Coving To Ceiling, Stone Chimney Breast With Gas Fire, Open-Plan Double Doorway To Sitting Room.

Sitting Room - 11' 3" x 8' 5" (3.43m x 2.56m)

Fitted Carpet Continued, Double Panel Radiator, Original Coving To Ceiling, Stone Chimney Breast.

Lounge/3rd Reception Room - 14' 5" x 9' 6" (4.39m x 2.89m) Fitted Carpet, 2 x uPVC D/g Windows To Side, Door To Understair Storage Cupboard, Which Has Fixed Shelving And Lighting, Double Panel Radiator, Stone Chimney Breast. Inset Shelf Area, Double Louvre Doors To Small Fitted Cupboard With Fixed Shelving, Coving to Ceiling, Single Panel Radiator, Door To Kitchen And Utility Room.

Utility Room - 7' 4" x 3' 11" (2.23m x 1.19m) Vinyl Flooring, Plumbed For Washing Machine, Houses A Tall Freezer, uPVC Obscure D/g Window To Rear, Above The uPVC Half-Glazed And Obscure D/g Door, Fixed Shelving, Power Points And Lighting.

Kitchen - 9' 9" x 7' 9" (2.97m x 2.36m) Vinyl Flooring, Matching Wall And Base Units, Work Surfaces Over, Wall Mounted Fold Down And Up Semi Circular Table, Sink, Quarter Bowl And Drainer With Mixer Tap With Work Surface Around, With Fold-Up Additional Work Surface Gas Cooker, Breakfast Bar With Single Panel Radiator Underneath, Hatch To Small Loft Area, Plumbed For Dishwasher, uPVC D/g Windows Into Rear Conservatory, Velux D/g Skylight Window, uPVC Full Glass D/g Door Into Conservatory.

Conservatory - 9' 8" x 9' 2" (2.94m x 2.79m) Fitted Carpet, uPVC D/g Windows To Sides And Rear, Both Side Windows Open And Close, 2 Rear Windows Open And Close, D/g Patio Sliding Door To Rear, D/g French Door To Side.

Staircase/First Floor Split-Level Landing - 11' 5" x 3' 9" (3.48m x 1.14m)

Fitted Carpet, Hatch To Loft At Rear, Hatch To Larger Loft With Attached Pull-Down Metal Staircase Up To Second Floor Landing, Door To Fitted Cupboard, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Shower Room.

Bedroom 1 - 11' 11" x 10' 9" (3.63m x 3.27m) Fitted Carpet, uPVC D/g Bay Window To Front, uPVC D/g Window To Front, Double Panel Radiator, Original Coving To Ceiling, Fitted Wardrobes And Bedroom Furniture Including Drawers.

Bedroom 2 - 11' 3" x 8' 5" (3.43m x 2.56m)

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

Bedroom 3 - 9' 7" x 8' 11" (2.92m x 2.72m) Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, Door To Airing Cupboard Housing Worcester Greenstar 28i Junior Combi MKV Combi-Boiler.

Family Shower Room - 6' 3" x 5' 8" (1.90m x 1.73m) Non-Slip Flooring, Walk-In Double Shower Unit With Sliding Door Access, Wall Mounted Electric Shower, Wall Mounted Fold Down Seat Inside The Shower, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Close Coupled W.c., Chrome Ladder/Towel Radiator, uPVC D/g Window To Side With Internal Blind Fitted Within The Glazing Unit.

Second Floor Landing - 5' 2" x 2' 4" (1.57m x 0.71m) Accessed Via Pull Down Metal Staircase, Fitted Carpet, Door To Large Attic Room.

Attic Room - 11' 11" x 8' 4" (3.63m x 2.54m) Fitted Carpet, Single Panel Radiator, Velux D/g Window To Rear, Door to Storage in the Eaves.

Front Garden

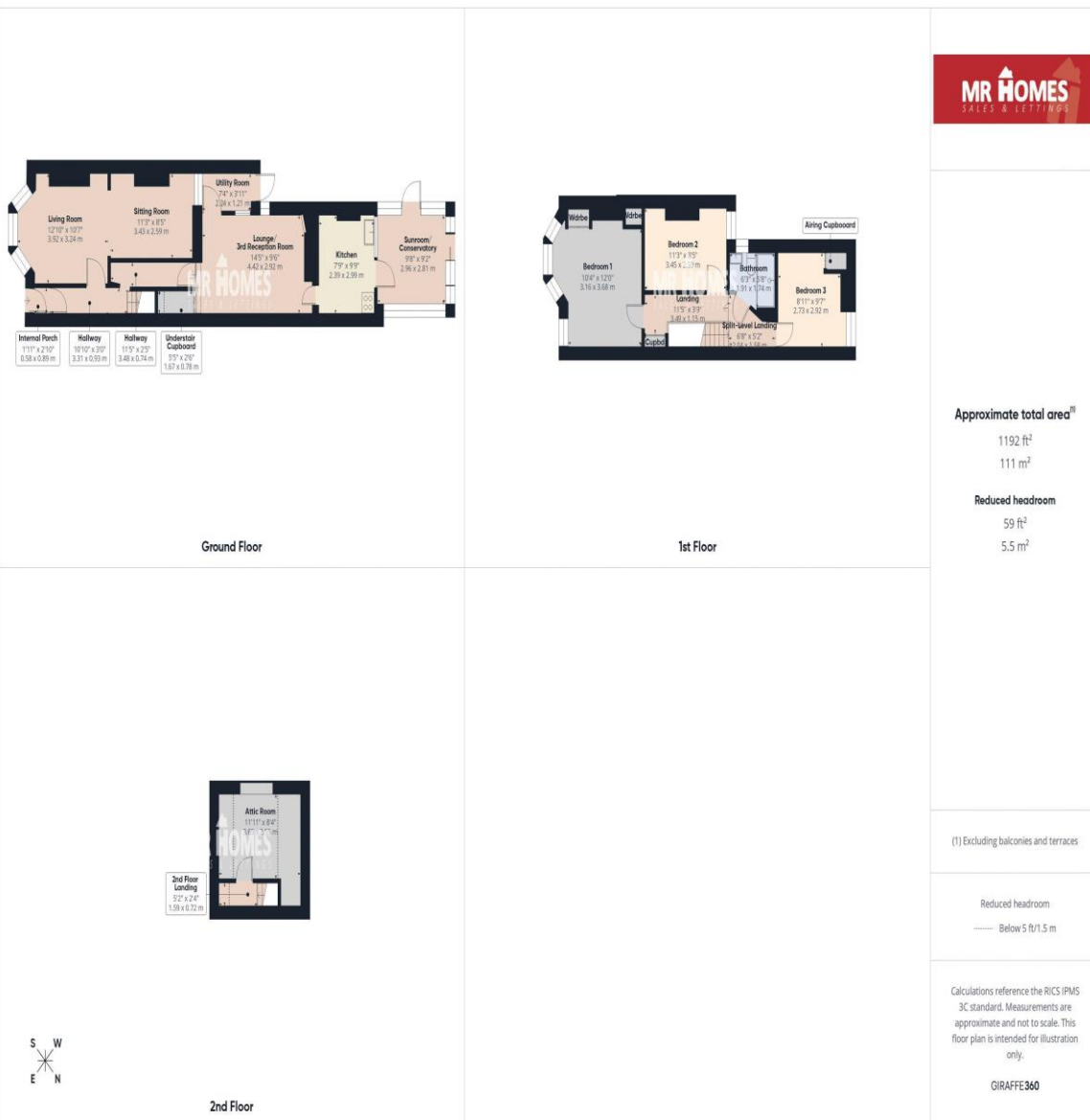
Front Terraced Garden, Patio, Enclosed By Medium Height Brick Walls.

Rear Garden

North-West Facing Rear Garden, Enclosed, Low Maintenance, Large Wooden Storage Shed, Lockable Rear Gate Accessing The Gated Rear Lane.



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.



CARDIFF & THE VALE

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