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MR HOMES
SALES & LETTINGS



Wellwright Road
Fairwater, Cardiff
CF5 3ED

£290,000
Freehold

Wellwright Road, Fairwater, Cardiff, CF5 3ED

- NO CHAIN
- PERIOD SEMI-DETACHED
- 3 BEDROOMS
- BLOCK PAVED DRIVEWAY
- MODERN KITCHEN & BATHROOM
- PERIOD FEATURES
- OUTBUILDING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - WELL PRESENTED PERIOD SEMI-DETACHED FAMILY HOME - DOUBLE BAY-FRONTED - SOUGHT-AFTER LOCATION - 25FT OPEN PLAN RECEPTION ROOM - L-SHAPED KITCHEN - 3 BEDROOMS - FAMILY BATHROOM SUITE - FULL WIDTH BLOCK PAVED DRIVEWAY - ENCLOSED SOUTH-WEST FACING REAR GARDEN - OUTBUILDING - FREEHOLD

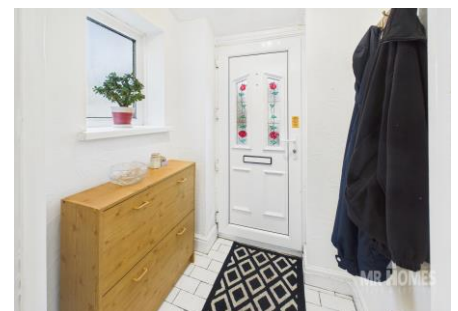
MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this 3-Bed period semi-detached family home, comprising in brief; Entrance Porch; Entrance Hall; Generous Open Plan Reception Room with Bay Window; L-shaped Kitchen with Breakfast Bar; Staircase to First Floor Landing; 3 Bedrooms; Family Bathroom. The property benefits from a full width block paved driveway with side access to the rear garden via timber gate. The South-Westerly facing enclosed rear garden benefits from a large decked area with the remainder of the garden laid to stone chippings with a planting area to the very rear with mature bushes and shrubs, and there is an outbuilding for storage. The property also has uPVC double glazing throughout and gas central heating powered by Ideal Independent Combi C30 boiler. Excellently located within walking distance of the shops and amenities of Fairwater Green.

Tenure: Freehold

EPC Rating: D

Council Tax Band: E **Mains Electricity and Gas. Mains Water & Sewage connected to Mains Drains. Broadband & Mobile Signal Coverage.**

FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD
WWW.MR-HOMES.CO.UK



Outside Front

Block paved driveway

Entrance Porch

3' 6" x 4' 7" (1.07m x 1.40m)

Accessed via uPVC front door with obscured and stained DG panels; tiled flooring; uPVC obscured DG window to side; timber door with glazed panels provides access to Entrance Hall

Entrance Hall

14' 6" MAX x 5' 10" MAX (4.42m x 1.78m)

Original parquet flooring; radiator; under stairs cupboard housing utility meter and RCD Consumer Unit; ESI Thermostat Controller; access to Reception Rooms and Kitchen

Open Plan Reception Rooms

25' 11" x 10' 4" (7.89m x 3.15m)

Original parquet flooring; 2 x decorative fire places; 2 x radiators; double doors provide access to Kitchen/Breakfast Room; bay window to front with uPVC double glazing

Kitchen

16' 5" x 16' 7" (5.00m x 5.05m)

Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; breakfast bar; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with extractor hood over; integrated Hotpoint electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; radiator; dual uPVC sliding patio doors provide access to Rear Garden

First Floor Landing

8' 6" x 3' 1" (2.59m x 0.94m)

Laminate flooring; access to all Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

Bedroom 1

13' 3" x 10' 7" (4.04m x 3.22m)

Laminate flooring; radiator; built-in wardrobes; bay window to front with uPVC DG

Bedroom 2

12' 6" x 8' 2" PLUS 'DROBES (3.81m x 2.49m)

Laminate flooring; built-in wardrobes with sliding doors housing gas central heating boiler: Ideal Independent Combi C30; radiator; uPVC DG window to rear

Bedroom 3

7' 5" x 5' 9" (2.26m x 1.75m)

Laminate flooring; radiator; uPVC DG window to front

Family Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

Vinyl flooring; matching white suite comprising sink with stainless steel mixer tap, WC, and panelled bath with stainless steel mixer tap and electric Galaxy Aqua 3000 shower over; radiator; uPVC obscured DG window to rear

Rear Garden

Multi level timber decking area; area laid to stone chippings and stone slab stepping stones; area to rear with planting area with mature bushes and shrubs; area to side laid to concrete leading to block built storage shed with timber slatted door and single pane windows

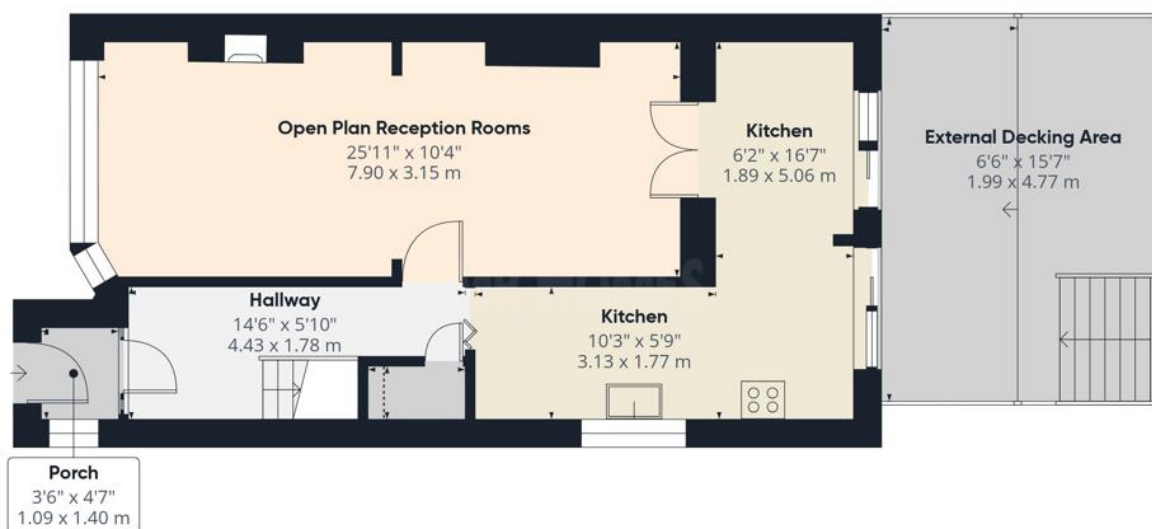
Outbuilding

12' 2" x 8' 0" (3.71m x 2.44m)

Concrete and blockwork construction; concrete flooring; timber slatted entrance door; series of single pane windows



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 Building 1



Floor 1 Building 1

Approximate total area: 703 ft² / 65.3 m²

External Decking Area: 202 ft² / 18.8 m²

Reduced headroom: 2 ft² / 0.2 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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To submit your offer, please visit:
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