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MR HOMES
SALES & LETTINGS



Amroth Road,
Caerau, Cardiff
CF5 5DR

Guide Price £245,000 to £255,000
Freehold

Amroth Road, Caerau, Cardiff. CF5 5DR.

- IMMACULATE 3-BED FAMILY HOME (MODERNISED THROUGHOUT)
- OPEN-PLAN LIVING & DINING ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- HOWDENS RE-FITTED KITCHEN (2022)
- RE-FITTED GROUND FLOOR SHOWER ROOM (2022)
- RE-FITTED FAMILY BATHROOM (2022)
- LARGE SIDE EXTENSION/UTILITY
- GAMES/POOL ROOM & BAR - 23ft 6in x 13ft 3in (7.16m x 4.04m)
- PRIVATE 'GATED' DRIVEWAY & ENCLOSED PRIVATE FRONT GARDEN
- TENURE: FREEHOLD



*** **Guide Price: £245,000 to £255,000** ***

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Presented & Modernised 3-Bed Family Home, This Property is a Must to View, and comprises in brief; Large Porch Entrance, Hallway, Open-Plan Living & Dining Room with Real Hardwood Flooring, Solid Wood Stable Door to the Re-Fitted Howdens Kitchen, Mid-Hallway housing the Combi-Boiler, Re-Fitted Ground Floor Shower Room & W.c, Large Side Extension/Utility Room, Staircase to the 1st Floor S-Shaped Landing, Master Bedroom, Bedroom 2, Bedroom 3, Re-Fitted Family Bathroom Suite, 2nd Staircase to the Attic Room with a Room for an En-Suite-(Plumbing Present). The Front Garden Provides Privacy with the Hedgerow Borders and also has a Private 'Gated' Driveway. The Rear Garden has been Beautifully Landscaped, Porcelain Tile Patio Area and a Raised Lawn within a Brick Border and Brazilian Slate Tops. The Large Outbuilding is currently set up as a Games/Pool Room & Bar where you can relax and enjoy quality time with Family and Friends.

EARLY VIEWING IS ESSENTIAL SO YOU DO NOT MISS OUT

PLEASE CALL 02920 204 555 or BOOK ONLINE @ WWW.MR-HOMES.CO.UK

360 VR Tour Link > <https://tour.giraffe360.com/amrothroad25ap>

EPC Rating = D.
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 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

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



Entrance Porch - 6' 4" x 4' 0" (1.93m x 1.22m) Entered Via Composite Door with Obscure D/g Panes, Tiled Floor, uPVC D/g Windows to Front and Sides, Plastered Walls and Ceiling, Coving to Ceiling, Wooden Door into Entrance Hallway.

Entrance Hallway - 5' 4" x 3' 5" (1.62m x 1.04m) Real Hard Wood Flooring, Double Panel Radiator, Plastered Walls and Ceiling, Coving to Ceiling, Opens into Living Room, Staircase to First Floor Landing.

Living Room - 20' 3" x 15' 6" (6.17m x 4.72m) Real Hard Wood Flooring, uPVC D/g Window to Front, Single Panel Radiator with Radiator Cover, Plastered Walls and Ceiling, Coving to Ceiling, Open-Plan into Dining Room.

Dining Room - (measurements included with the Living Room) Real Hard Wood Flooring Continued, uPVC D/g Window to Side, Single Panel Radiator, Original Cast Iron Fireplace, Understair Storage Area, Plastered Walls and Ceiling, Coving to Ceiling, Solid Wooden stable door to Kitchen.

Kitchen - 10' 9" x 9' 3" (3.27m x 2.82m) LVT Flooring, Howdens Fitted Kitchen Fitted 2022, Matching Wall And Base Units, Composite Work Surfaces Over, Tiled Splashbacks, Bosch 4 Ring Gas On Glass Hob With Extractor Hood Over, Bosch Electric Fan Assisted Oven, Breakfast Bar, Belfast Sink With Chrome Mixer Hose Tap Over, Integrated Fridge/Freezer, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Wooden Frame D/g Window To Rear, Stable Wooden Door To Rear Garden, Solid Wooden Door To Mid Hallway/Utility Area.

Mid Hallway/Utility Area - 5' 6" x 4' 11" (1.68m x 1.50m) LVT Flooring Continued, Houses Ideal Logic Combi 30kw Combi-Boiler, Wall Mounted Honeywell Thermostat Control, Power Points, Lighting.

Downstairs Shower Room - 5' 8" x 5' 7" (1.73m x 1.70m) Refitted In 2022, Tiled Floor, Fully Tiled Walk In Shower Cubicle With Dual Handheld And Rainfall Shower Heads, Wash Hand Basin With Chrome Mixer Tap Over, Set In Vanity Cupboard, Close Coupled W.c., Wooden Frame Obscure D/g Window To Rear With Rose Pendant Design, Plastered Walls And Plastered Ceiling, Walls Are Tiled To Almost Full Height.

Large Side Extension/Utility Room - 10' 9" x 7' 7" (3.27m x 2.31m) Large Ceramic Tile Flooring, Plastered Walls and Plastered Ceiling, Single Panel Radiator, Power Points and Lighting, Houses Dishwasher and Washing Machine, uPVC Obscure D/g Window to Front, uPVC Obscure D/g Door to Front, Wooden Frame D/g Sliding Patio Door to Rear Garden.

Staircase/First Floor Landing - 14' 0" x 2' 9" (4.26m x 0.84m) Hardwood Staircase With Carpet Cover, Real Hardwood Flooring To Landing, Window To Side, Plastered Walls And Plastered Ceiling, Coving To Ceiling, uPVC D/g Window To Front, Door To Storage Cupboard, Doors To Master Bedroom, Dressing Room/Bedroom 3, Bedroom 2, And Family Bathroom, Door To 2nd Staircase Up To Attic Room.

Master Bedroom - 15' 3" x 8' 10" (4.64m x 2.69m) Real Hardwood Flooring, Wooden Frame D/g Window to Rear with Views, Plastered Walls and Plastered Ceiling, Single Panel Radiator.

Bedroom 2 - 9' 11" x 9' 1" (3.02m x 2.77m) Real Hardwood Flooring, uPVC D/g Window to Front, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Single Panel Radiator.

Bedroom 3 - 8' 1" x 6' 0" (2.46m x 1.83m) Real Hardwood Flooring, uPVC Obscure D/g Window to Side, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Single Panel Radiator.

Family Bathroom - 9' 8" x 4' 3" (2.94m x 1.29m) Porcelain Tile Flooring (Re-Fitted In 2022), Freestanding Bath with Brass Mixer Tap Over and Attached Shower Head, Feature Oval Sink with Floating Brass Mixer Tap Set in Vanity Cupboard, Close Coupled W.c., Single Panel Radiator, Fully Tiled Walls, Velux D/g Skylight Window, Feature-Stained Glass Windows.

Staircase/2nd Floor Attic Room - 16' 0" x 13' 1" (4.87m x 3.98m) Wooden Staircase, Laminate Flooring, Velux D/g Window to Rear, Hexagonal Window to Front, Plastered Walls and Plastered Ceiling, Power Points, Single Panel Radiator, Hatch to Large Storage in Eaves, Door to En-Suite.

En-Suite - 6' 3" x 4' 6" (1.90m x 1.37m) Not Completed, All Plumbing Is in Place for A Suite, uPVC Obscure D/g Window to Rear.

Front Garden - Low Maintenance Front Garden, Hedgerow Border.

Driveway - Private 'Gated' Driveway to Front.

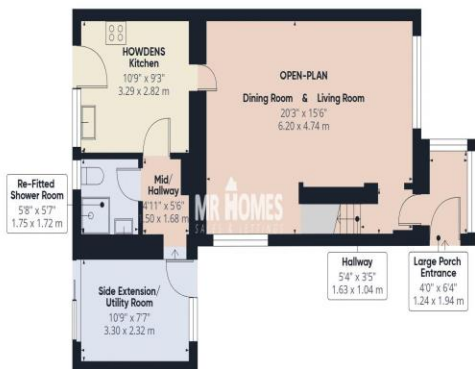
Rear Garden - East Facing Rear Garden, Beautifully Landscaped In 2024, Porcelain Tile Patio, Enclosed by Brick Walls and Feather Edge Fencing, Raised Lawn Area with Flowerbed Borders and A Range of Immature Bushes, Palm Tree and Other Plants and Shrubs Surrounded by Brazilian Slate Borders, Outside Tap, Outside Light, Leads to Large Detached Workshop/Bar.

Games/Pool Room & Bar - 23' 6" x 13' 3" (7.16m x 4.04m)

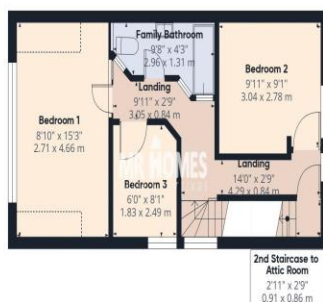
Accessed by an Electric Shutter Door, 2x Windows to Front, Power Points with Separate RCD Consumer Unit & Lighting.



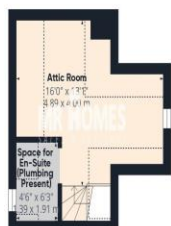
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Ground Floor Main House



1st Floor Main House



2nd Floor Main House



Detached Outbuilding Pool/Games Room & Bar



Approximate total area⁽¹⁾

1521 ft²
141.4 m²

Reduced headroom

94 ft²
8.7 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.

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CARDIFF & THE VALE

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