

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Lower Francis Street,
Abertridwr, Caerphilly
CF83 4DX

Offers in the Region Of £159,950 to
£169,950 Freehold

Lower Francis Street, Abertridwr, Caerphilly. CF83 4DX.

- NO CHAIN
- 3-BED END-OF-TERRACE FAMILY HOME
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- MOUNTAINSIDE VIEWS
- OPEN-PLAN LIVING & DINING ROOM
- BRAND NEW FITTED HOWDENS KITCHEN
- BARNC NEW FITTED BATHROOM SUITE
- OUTBUILDING/WORKSHOP 13' 3" x 11' 3" (4.04m x 3.43m)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



NO CHAIN

3-BED END-OF-TERRACE FAMILY HOME - BRAND NEW KITCHEN BY HOWDENS

BRAND NEW FAMILY BATHROOM SUITE

PUT YOUR OWN STAMP ON THE REST OF THE PROPERTY

OPEN-PLAN LIVING & DINING ROOM - INTERNAL PORCH ENTRANCE, HALLWAY, STAIRCASE & LANDING - BEDROOM 1, BEDROOM 2 & BEDROOM 3. THE REAR GARDEN IS ENCLOSED & SOUTH-WEST FACING

uPVC D/G WINDOWS & GAS CENTRAL HEATING

TENURE: FREEHOLD.



MR HOMES Offer **FOR SALE** with **No Ongoing Chain** this 3-Bedroom End-Of-Terrace Family Home, comprising in brief; Internal Porch Entrance, Hallway, Open-Plan Living & Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, and Bedroom 3 with Hatch to the Loft. The Rear Garden is Two-Tiered and Faces South-West, and also achieves Mountainside Views. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Combi-Boiler.

EARLY VIEWING ADVISED

EPC Rating = Awaiting Assessment...

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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Porch

3' 3" x 2' 8" (0.99m x 0.81m)

Entered Via uPVC Obscure D/g Door, Wall Mounted Cupboard Housing New RCD Consumer Unit And Electric Meter, Door Into Entrance Hallway.

Entrance Hallway

8' 10" x 3' 2" (2.69m x 0.96m)

Double Panel Radiator, Walls Have Been Prepped For Redecoration.

Open-Plan Living/Dining Room

20' 9" x 11' 8" (6.32m x 3.55m)

uPVC D/g Window to Front, uPVC D/g Window to Rear, 2 x Double Panel Radiators, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Door To Understair Storage Cupboard, Door To Kitchen.

Brand New Fitted Kitchen - Howdens

10' 11" x 8' 8" (3.32m x 2.64m)

Brand New Howdens Fitted Kitchen, Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Matching Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap Over, 5 Ring Lamona Ceramic Electric Hob With Extractor Hood Over, Lamona Electric Fan Assisted Oven With Grill Above, Plumbed For Washing Machine, Space For Tumble Dryer, Double Panel Radiator, Small Breakfast Bar, uPVC D/g Window To Side, uPVC Half Glazed Obscure D/g Door To Rear Garden, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Ideal Combi-Boiler Housed In A Wall Cupboard, Door To Refitted Bathroom.

Bathroom - 8' 11" x 5' 6" (2.72m x 1.68m)

Refitted Bathroom, Laminate Flooring Continued, P-Shape Panel Bath With Chrome Mixer Tap Over And Mixer Shower Over, With Dual Handheld And Rainfall Shower Heads, Glass Shower Screen, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Wall Mounted Electric Extractor Fan, 2 x uPVC Obscure D/g Windows To Rear, Hatch To Small Loft Space.

Staircase/First Floor Landing - 12' 9" x 8' 10" (3.88m x 2.69m)

Walls Have Been Prepped For Redecoration, uPVC Obscure D/g Window To Rear, Ceiling Mounted Extractor Fan, Doors To Bedroom 1, Bedroom 2 And Bedroom 3.

Bedroom 1

12' 9" x 8' 10" (3.88m x 2.69m)

uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 2

10' 3" x 7' 9" (3.12m x 2.36m)

uPVC D/g Window To Rear, Double Panel Radiator, Walls Are Prepped For Redecoration.

Bedroom 3

9' 11" x 6' 9" (3.02m x 2.06m)

uPVC D/g Tilt And Turn Window To Front, Double Panel Radiator, Walls Are Prepped For Redecoration, Hatch To Insulated And Partially Boarded Loft With Attached Pull-Down Ladders.

Rear Garden - SOUTH-WEST FACING

Enclosed Rear Garden, South-West Facing With Mountainside Views. Two Tier Garden, Lockable Side Gate Accessing Side Of Property, Door To Large Storage Outbuilding (Previously Garage) (13'3" x 11'3").

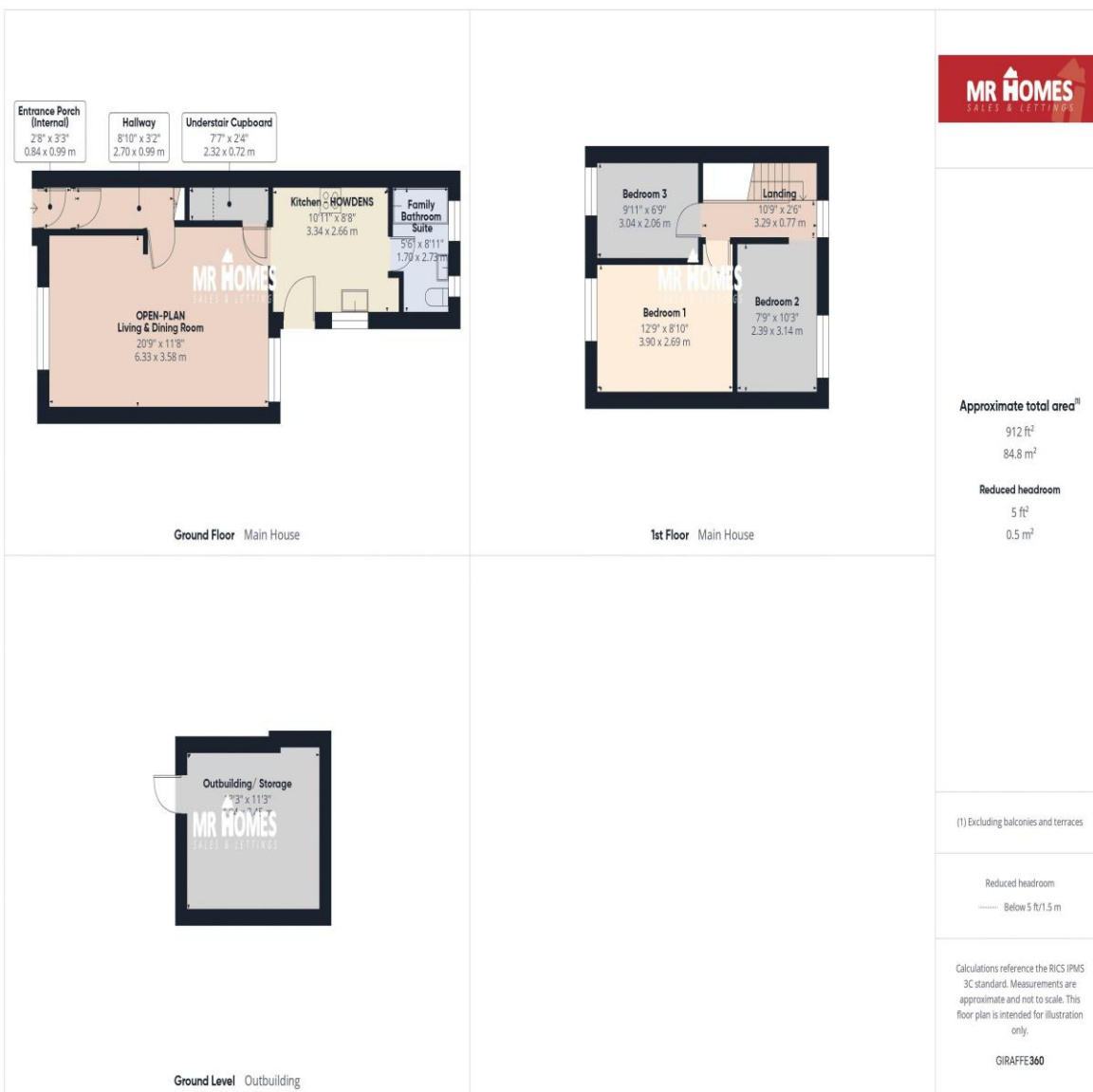
Outbuilding/ Storage (Can be Converted to a Garage)

13' 3" x 11' 3" (4.04m x 3.43m)

PowerPoints & 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.



CARDIFF & THE VALE

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