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MR HOMES
SALES & LETTINGS



Robert Street
Caerau, Cardiff
CF5 5AA

Offers in the Region Of £200,000
Freehold

Robert Street, Caerau, Cardiff, CF5 5AA

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION DEVELOPERS/INVESTORS
- 3 BEDROOMS
- DESIRABLE LOCATION
- GARAGE with LANE ACCESS
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION DEVELOPERS/INVESTORS - HIGHLY-DESIRABLE LOCATION - 3 BEDROOMS - GARAGE with GATED REAR LANE ACCESS - 2 RECEPTION ROOMS - DOWNSTAIRS SHOWER ROOM & SEPARATE WC - PLENTY OF INTERNAL & EXTERNAL STORAGE - SANIFLO TYPE TOILET TO FIRST FLOOR LANDING - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this fantastic opportunity to modernise a much-loved family home to bring it up to date and suitable for raising your family. The north-facing rear garden has a garage with secure rear lane access, and there is pedestrian access to the lane via a newly installed timber gate. The rear extension houses a shower room, separate WC and storage (new flat roof installed recently). The property benefits from 3 double bedrooms, two with built-in storage. The primary bedroom houses the gas central heating combi boiler: Viessmann Vitodens 100. There is also uPVC double glazing throughout the property. The property sits in a highly desirable location, close to schools, transport links, shops and general amenities of nearby Cowbridge Road West and Cowbridge Road East.

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile coverage.

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



Entry

2' 8" x 3' 2" (0.81m x 0.96m)

Accessed via uPVC front door; Tiled flooring

Entrance Hallway

11' 4" x 2' 7" (3.45m x 0.79m)

Accessed via timber front door with glazed panels and glazed transom over; carpeted; radiator; Honeywell thermostat controller; access to Reception Rooms; stairs rise to first floor

Living Room

10' 7" x 11' 6" (3.22m x 3.50m)

Carpeted; radiator; electric fireplace; uPVC DG window to front

Dining Room

11' 0" x 12' 7" (3.35m x 3.83m)

Carpeted; radiator; cupboard housing electricity meter and RCD Consumer Unit; uPVC DG window to rear; access to Kitchen

Kitchen

Carpet tiles; radiator; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; space for free-standing gas cooker; space and plumbing for washing machine; under stairs cupboard

Rear Hallway

7' 3" x 5' 2" (2.21m x 1.57m)

Carpet tiles; access to WC and Disabled Access Shower Room; storage cupboard; access to Rear Garden via uPVC back door with obscured DG panel

Disabled Access Shower Room

9' 6" x 4' 3" (2.89m x 1.29m)

Non-slip flooring; wet wall panelling; pedestal Wash hand basin with separate taps; full width shower cubicle with electric Redring Selectronic Premier shower; drop-down shower seat; radiator; uPVC obscured DG window to rear

Downstairs WC

4' 1" x 2' 9" (1.24m x 0.84m)

Carpet tiles; partly tiled walls; WC; radiator; uPVC obscured DG window to rear

First Floor Landing

7' 2" x 2' 7" (2.18m x 0.79m)

Carpeted; WC with Saniflo Type Toilet; access to all Bedrooms

Bedroom 1

10' 8" x 11' 0" PLUS WARDROBES (3.25m x 3.35m)

Carpeted; built-in wardrobes; storage cupboard housing gas central heating Combi boiler: Viessmann Vitodens 100; 2x radiators; 2 x uPVC DG windows to front

Bedroom 2

10' 6" MIN x 8' 10" MIN (3.20m x 2.69m)

Carpeted; radiator; built-in cupboard; uPVC DG window to rear

Bedroom 3

8' 1" x 10' 7" (2.46m x 3.22m)

Carpeted; radiator; uPVC DG window to rear

Rear Garden

Mainly laid to paving slabs; newly installed timber gate provides pedestrian access to rear lane

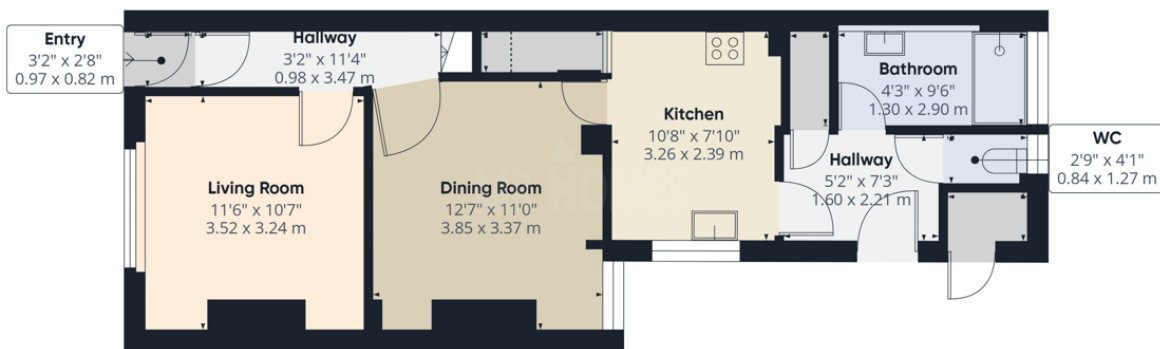
Garage

17' 2" x 10' 1" (5.23m x 3.07m)

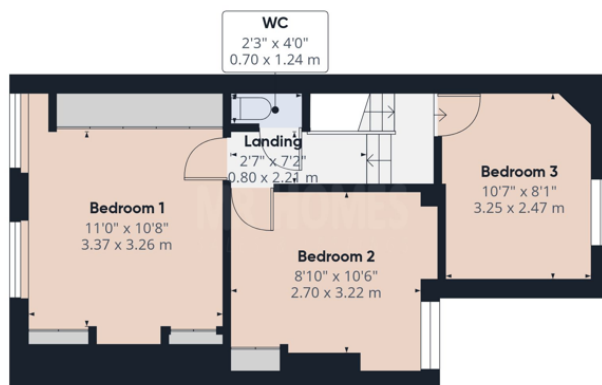
Concrete flooring; manual up and over garage door accessed via rear lane



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.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 895 ft² / 83.2 m²
 Reduced headroom: 5 ft² / 0.4 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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