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**MR HOMES**  
SALES & LETTINGS



Falconwood Drive  
St Fagans Cardiff  
CF5 4SD

Offers in the Region Of £317,500  
Freehold



# Falconwood Drive, St Fagans, Cardiff. CF5 4SD.

- IMMACULATE 3-BED LINK-DETACHED FAMILY HOME
- OPEN-PLAN KITCHEN & DINING ROOM
- SPACIOUS LIVING ROOM
- OFFICE/STUDY/3RD RECEPTION ROOM
- CLOAKROOM/DOWNSTAIRS W.C & UTILITY CUPBOARD
- MODERN FAMILY BATHROOM SUITE
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



\*\*\* Offers in the Region Of: £317,500 \*\*\*

AN IMMACULATELY PRESENTED 3-BED LINK-DETACHED FAMILY HOME IN THE SOUGHT-AFTER LOCATION OF ST. FAGANS. EARLY VIEWING IS RECOMMENDED SO YOU DO NOT MISS OUT - OPEN-PLAN KITCHEN & DINING ROOM - SPACIOUS LIVING ROOM - OFFICE/STUDY/3RD RECEPTION ROOM - UTILITY CUPBOARD - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM SUITE - LARGE & ENCLOSED LANDSCAPED REAR GARDEN - PRIVATE 'BRICK-PAVED' DRIVEWAY - TENURE: FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Link-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Fitted Kitchen Open-Plan to the Dining Room, The Garage has been converted to 3rd Reception Room which can be used as an Office/Study or Games Room etc. The Vendor has also installed a Cloakroom/Downstairs W.c and a Utility Cupboard. Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Refitted Modern Family Bathroom Suite. The Front Garden is Laid to Lawn, The Large & Enclosed Rear Garden is Landscaped with a Large Width Patio and Raised Decking. Private 'Brick-Paved' Driveway to Front.

360 VR Tour Link > <https://tour.giraffe360.com/falconwooddrive20ap>

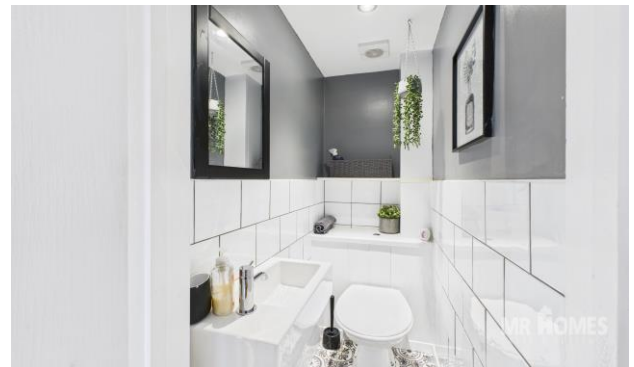
EPC Rating = D.  
Council Tax Band = E.

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**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway** - 8' 4" x 4' 6" (2.54m x 1.37m) Entered Via uPVC Obscure D/g Door, Laminate Flooring, Double Panel Radiator, Dado Rail, Plastered Walls And Textured Ceiling, Wall Mounted Electric Fusebox, Wireless Smart Hive Thermostat, Door Into Living Room, Staircase To First Floor Landing.

**Living Room** - 14' 8" x 11' 3" (4.47m x 3.43m) Laminate Flooring, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Textured Ceiling, Coving To Ceiling, Doorway To Dining Room.

**Dining Room** - 10' 0" x 7' 4" (3.05m x 2.23m) Open-Plan Archway Into Kitchen, Laminate Flooring Continued From Living Room, Double Panel Radiator, uPVC D/g Window To Rear, uPVC D/g Door To Rear Garden, Understair Storage Cupboard, Coving To Ceiling, Doorway To Converted Garage/Third Reception Room/Office/Study.

**Kitchen** - 10' 0" x 7' 2" (3.05m x 2.18m) Laminate Flooring Continued From Dining Room, Matching Wall And Base Units, Real Wood Work Surfaces Over, Tiled Splashbacks, Composite Sink And Quarter Bowl With Drainer And Mixer Tap Over, Zanussi Electric Cooker With Extractor Hood Over. Plumbed For Dishwasher, Space For Tall Fridge Freezer, Wall Mounted Worcester Greenstar Ri Condensing Central Heating Boiler, uPVC D/g Window To Rear, Coving To Ceiling.

**Third Reception Room/Office/Study** - 9' 1" x 8' 2" (2.77m x 2.49m) Vinyl Flooring, uPVC D/g Window To Front, Double Panel Radiator, Inset Spotlights To Ceiling, uPVC D/g Window To Rear, Door To Downstairs W.c. Door To Utility Cupboard.

**Downstairs W.c.** - 3' 5" x 2' 5" (1.04m x 0.74m) Vinyl Flooring, W.c., Wash Hand Basin With Chrome Mixer Tap, Ceiling Mounted Electric Extractor Fan, Walls Are Tiled To Half Height, Inset Spotlights To Ceiling.

**Utility Cupboard** - 7' 0" x 3' 3" (2.13m x 0.99m) Vinyl Flooring, Plumbed For Washing Machine, Work Surface Over Washing Machine, Houses Tumble Dryer Which Is Vented, Fixed Shelving, Hatch To Small Loft Space.

**Staircase/First Floor Landing** - 10' 9" x 5' 10" (3.27m x 1.78m) Fitted Carpet, Fixed Handrail, Dado Rail, Hatch To Insulated Loft. Door To Airing Cupboard Housing Hot Water Tank, Doors To Bedroom 1, Bedroom 2 And Bedroom 3.

**Bedroom 1** - 14' 1" x 8' 1" (4.29m x 2.46m) Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator.

**Bedroom 2** - 11' 3" x 8' 0" (3.43m x 2.44m) Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator.

**Bedroom 3** - 8' 10" x 6' 6" (2.69m x 1.98m) Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator.

**Family Bathroom** - 6' 6" x 5' 7" (1.98m x 1.70m) Refitted Modern Family Bathroom, Tiled Floor, Panel Bath With Chrome Mixer Tap And Electric Shower Over, Glass Shower Screen, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Drawers, Close Coupled W.c., Chrome Ladder/Towel Radiator. uPVC Obscure D/g Window To Rear, Fully Tiled Walls, Inset Spotlights To Ceiling.

**Front Garden** - Laid To Lawn With Stone Chippings To Border, Wall Mounted Welcome Light.

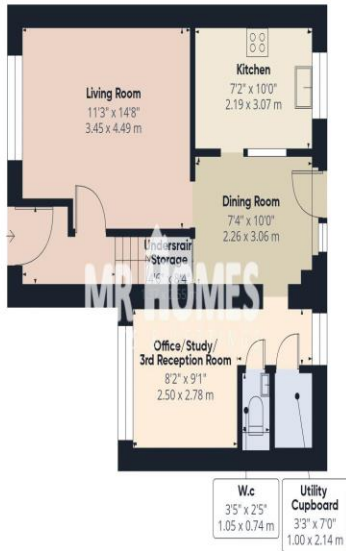
**Rear Garden** - Large And Enclosed Rear Garden, North West Facing, Patio With Laid Lawn And Steps Up To 3 Tier Raised Decking Sections, Outside Tap, Outside Light.

**Driveway** - Brick Paved Private Driveway To Front.





**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



Floor 1



Approximate total area<sup>(1)</sup>

832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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