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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Sweldon Close,  
Caerau, Cardiff  
CF5 5RD

Guide Price £220,000 to £230,000  
Freehold



# Sweldon Close, Caerau, Cardiff. CF5 5RD.

- \*\*\* NO CHAIN \*\*\* IMMACULATE THROUGHOUT \*\*\*
- 3-BED END-OF-LINK FAMILY HOME
- MOVE STRAIGHT IN
- BRAND NEW RE-FITTED KITCHEN with INTEGRATED APPLIANCES OPEN-PLAN TO DINING ROOM
- SPACIOUS LIVING ROOM
- FULLY TILED GROUND FLOOR FLOORING
- BRAND NEW RE-FITTED BATHROOM SUITE
- ENCLOSED REAR GARDEN with PORCELAIN TILE PATIO (with SIDE ACCESS)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



\*\*\* NO CHAIN \*\*\*

IMMACULATELY RENOVATED 3-BED FAMILY HOME - JUST CHOOSE YOUR FURNITURE AS YOU CAN MOVE STRAIGHT - BRAND NEW RE-FITTED KITCHEN with INTEGRATED APPLIANCES OPEN-PLAN TO THE DINING ROOM - BRAND NEW RE-FITTED BATHROOM SUITE - ENCLOSED FRONT & REAR GARDENS - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER  
TENURE: FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Family Home, Renovated to a High Standard Throughout and comprising in brief; Entrance Hallway with Ceramic Tile Flooring continuing into the Spacious Living Room, Re-Fitted & Modern Kitchen with Integrated Appliances Open-Plan to the Dining Room, Brand New Re-Fitted Family Bathroom Suite, Enclosed Front & Rear Gardens, The Rear Garden has Newly Laid Large Porcelain Tile Patio and Side Access to a Gated Lane. Further Benefits include; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 29CDi Classic ErP Combi Boiler.

EARLY VIEWING ADVISED

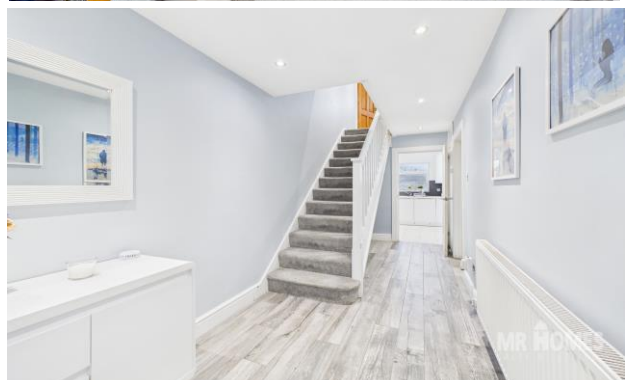
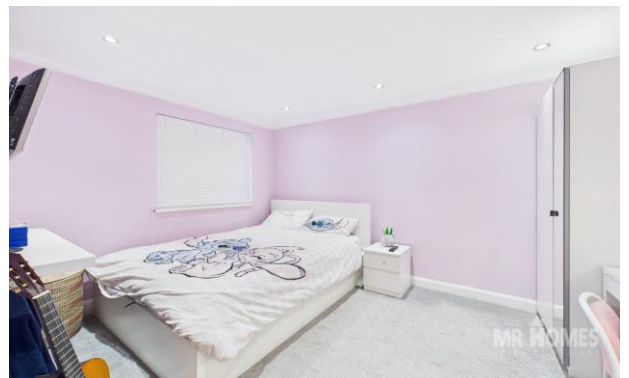
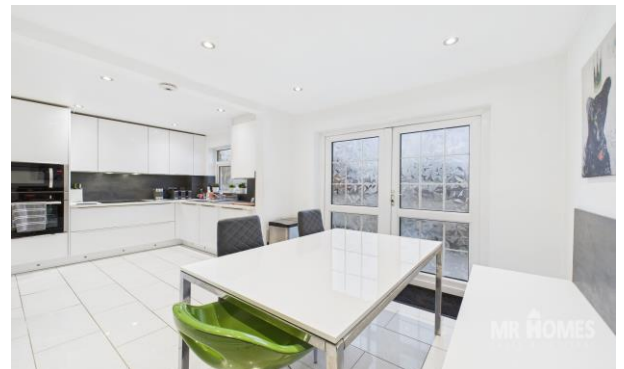
360 VR Tour Link > <https://tour.giraffe360.com/sweldonclose31ap>

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



**Entrance Hallway 16' 9" x 5' 10" (5.10m x 1.78m)**

Entered Via uPVC D/g Door With Bluebird Design, Tiled Flooring, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Understairs Storage Area, Doors To Living Room And Kitchen, Open-Plan To Dining Room.

**Living Room 14' 0" x 10' 2" (4.26m x 3.10m)**

Tiled Flooring Continued From Hallway, uPVC D/g Window To Front, 2 x 12 Bar Vertical Modern Radiator With Central Mirror, Media Wall With Inset Electric Fireplace With Remote And Mood Lighting, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling On A Dimmer Switch.

**Kitchen - Re-Fitted & Modern 16' 7" x 7' 5" (5.05m x 2.26m)**

Open-Plan To Dining Room, Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Splashbacks, 4 Ring Induction Hob With Extractor Hood Over, Electric Fan Assisted Oven With Microwave Grill Inset Above, Integrated Washing Machine, Integrated Fridge Freezer, Worcester Greenstar 29CDi Classic ErP Combi Boiler Housed In Wall Cupboard, uPVC D/g Window To Rear, Stainless Steel Sink And Drainer With Mixer Tap, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling,

**Dining Room – Measurements included with above**

Tiled Flooring Continued From Kitchen, Matching Base Units With Work Surfaces Over, Tiled Splashbacks, Custom Fitted Bench With Splashback With 2 x Pull Out Storage Drawers Beneath The Seating, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, uPVC D/g Patio Doors To Rear Garden.

**Staircase/First Floor Landing - 11' 5" x 6' 5" (3.48m x 1.95m)**

Fitted Carpet To Staircase And Landing, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Storage Cupboard, Door To Second Storage Cupboard Over The Stairs, Hatch To Insulated Loft, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

**Bedroom 1 - 13' 3" x 8' 6" (4.04m x 2.59m)**

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.

**Bedroom 2 - 11' 9" x 9' 11" (3.58m x 3.02m)**

Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.

**Bedroom 3 - 8' 1" x 8' 1" (2.46m x 2.46m)**

Fitted Carpet, uPVC D/g Window To Front Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.

**Family Bathroom - Re-Fitted & Modern - 7' 9" x 5' 6" (2.36m x 1.68m)**

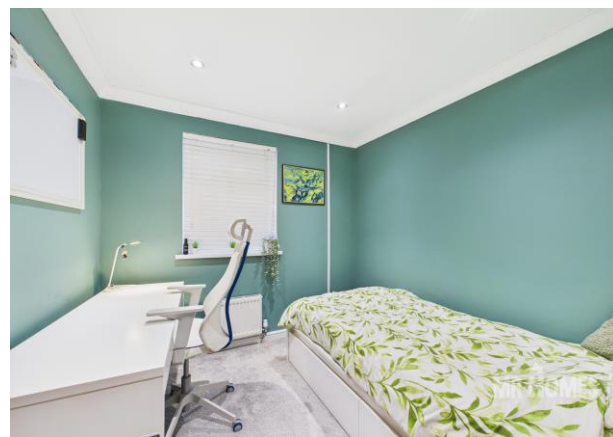
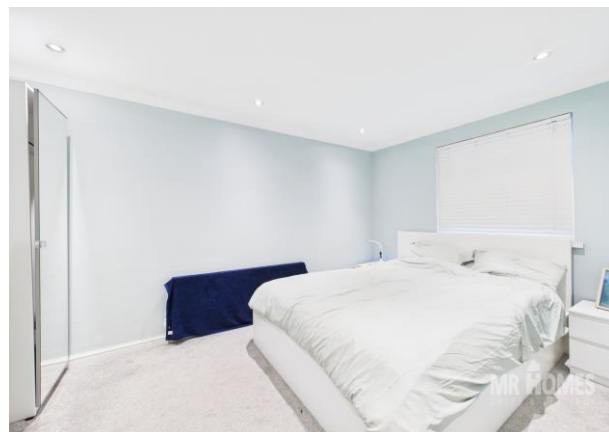
Tiled Flooring, Jacuzzi Style Whirlpool Panel Bath With Chrome Mixer Tap Over And Electric Shower Over With Dual Rainfall And Handheld Shower Heads, Glass Shower Screen, Wash Hand Basin With Mixer Tap Set In Vanity Cupboard With Cupboards Underneath, Close Coupled W.c. With Shelf Over, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling, Plastered Ceiling, uPVC Obscure D/g Window To Rear.

**Front Garden**

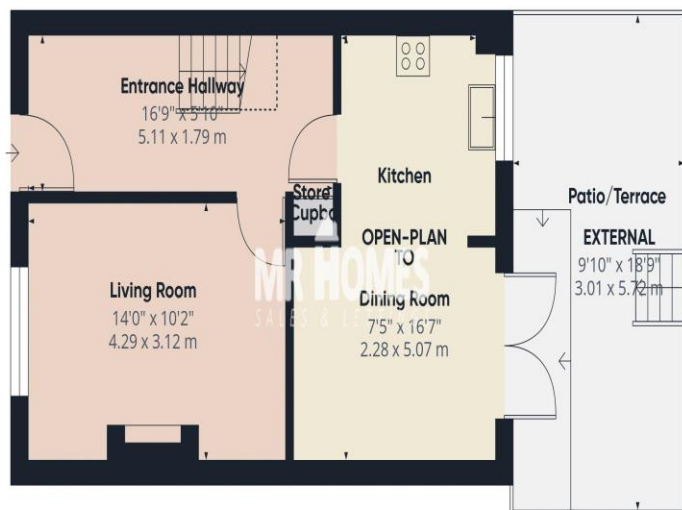
Enclosed Front Garden, Steps Down To Front Door, Laid To Lawn, Down To A Patio Area, Further Concrete Patio, Door Into Utility Shed Which Houses Both Gas And Electric Meters, Wall Mounted Welcome Light.

**Rear Garden**

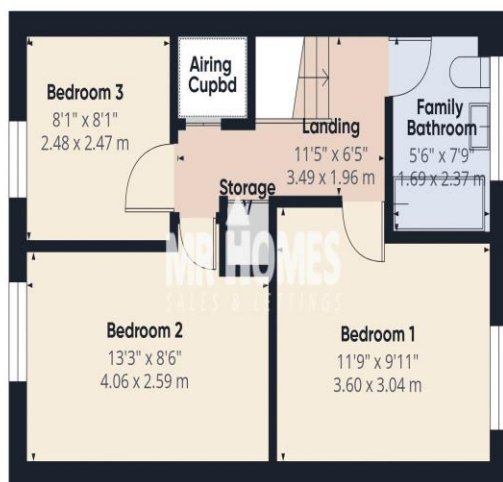
North East Facing Rear Garden, Two Tier Porcelain Tile Patio, Outside Tap, Outside Light, Side Access To Gated Side Lane.

**Off-Road Parking Spaces Available 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.



Ground Floor



1st Floor



**Approximate total area<sup>®</sup>**

788 ft<sup>2</sup>

73.3 m<sup>2</sup>

**Balconies and terraces**

185 ft<sup>2</sup>

17.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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.

GIRAFFE360

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