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**MR HOMES**  
SALES & LETTINGS



Mayfield Avenue  
Victoria Park  
Cardiff CF5 1AL

Offers In Excess Of: £330,000  
Freehold

# Mayfield Avenue Victoria Park, Cardiff, CF5 1AL

## Overview

- NO CHAIN !!!
- EXTENDED
- DOUBLE BAY-FRONTED
- 2x RECEPTION ROOMS
- EXTENDED KITCHEN/DINER
- WET/SHOWER ROOM - GROUND FLOOR
- BATHROOM - 1st FLOOR
- REMOTE ROLLER SHUTTER TO REAR GARDEN
- OFF-ROAD PARKING
- FREEHOLD



EXTENDED 4-BEDROOM EDWARDIAN 'DOUBLE BAY FRONTED' SPACIOUS FAMILY HOME - RETAINING SOME ORIGINAL FEATURED - 2x RECEPTION ROOMS - LOG BURNER - EXTENDED KITCHEN/DINER - 2x BATHROOMS - LANDSCAPED REAR GARDEN with REMOTE ROLLER SHUTTERS ALLOWING OFF-ROAD PARKING - FREEHOLD - **MR HOMES** Offer **FOR SALE** with No Ongoing Chain, this Traditional & Spacious Terraced Family Home comprising in brief; Entrance Hallway with Original Tile Flooring, Downstairs Wet/Shower Room with W.c, Lounge with Bay Window to Front, Middle 2nd Reception Room with Log Burner, EXTENDED Kitchen/Diner, Staircase to 1st Floor Landing, large Hatch to Boarded Loft via Attached Ladders, Bedroom 1 with Bay Window to Front, Bedrooms 2, 3, 4 & a Family Bathroom. The Front Terrace Garden is Enclosed, The Rear Garden is Landscaped and has a Remote Roller Shutter Door allowing Off-Road Parking. Mixture of Sash Windows & uPVC Double Glazed Windows - Gas Central Heating powered by an IDEAL LOGIC+ c35 Combi-Boiler.

**EPC Rating = D.**

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

**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**



**Entrance Hallway** - Original Tile Flooring - Understair Storage Area - Housing Electric RCD Consumer Unit & Electric Meter. Single Panel Radiator. Doors to: Lounge, Middle 2nd Reception Room, Downstairs Wet/Shower Room & Staircase to 1st Floor Landing - Coving to Ceiling & Dado Rail.

**Downstairs Wet/Shower Room with W.c** - 9' 11" x 4' 4" (3.02m x 1.32m)  
Tiled Floor with Drainage & Mixer Shower Over - Close-Coupled W.c - Pedestal Wash Hand Basin - Ceiling Mounted Extractor - Chrome ladder Radiator - Fully Tiled Walls.

**Lounge with Bay Window** - 13' 11" into Bay Window x 11' 3" into Recess (4.24m x 3.43m)

Parquet Flooring - Feature Cast Iron Fire-Place - Sash 'Bay Window' To Front - Original Coving - Double Panel Radiator - Double Doors to Middle 2nd Reception Room & Door to Entrance Hallway.

**Middle 2nd Reception Room** - 14' 1" x 12' 1" (4.29m x 3.68m)

Parquet Flooring - Wall & Base Units to Recess's - STORAX Log Burner - Single Panel Radiator - Double Doors to Lounge, door to Entrance Hallway & Opens to the EXTENDED Kitchen/Diner.

**EXTENDED Kitchen/Diner** - 16' 6" x 13' 3" max (5.03m x 4.04m)

Tiled Flooring - Velux D/g Sky-Light - Matching Wall & Base Units with Work Surfaces Over - Belfast Sink, Half Bowl & Drainer with Mixer Tap - Plumbed for Washing Machine - uPVC D/g Window to Rear - Inset Spotlights to Ceiling - uPVC D/g Double Patio Doors to Rear Garden.

**Staircase to 1st Floor Landing** - Carpet - Doors to Bedrooms 1, 2, 3, 4 & Family Bathroom. NB: Large Hatch to Insulated & Boarded Loft via Attached Folding Wooden Ladders - Loft Light.

**Bedroom 1** - 14' 0" into Bay Window x 11' 6" to back of Fitted Wardrobes (4.26m x 3.50m)

Carpet - Sash 'Bay Window' To Front - Single Panel Radiator - 3x Mirrored Sliding Doors to Fitted Wardrobe.

**Bedroom 2** - 14' 2" x 10' 8" (4.31m x 3.25m)

Carpet - uPVC D/g Window to Rear - Single Panel Radiator - Coving to Ceiling - Airing Cupboard housing IDEAL LOGIC+ c35 Combi-Boiler.

**Bedroom 3** - 11' 10" x 8' 1" (3.60m x 2.46m)

Carpet - uPVC D/g Window to Rear - Single Panel Radiator.

**Bedroom 4** - 10' 5" x 5' 5" (3.17m x 1.65m)

Carpet - Sash Window to Front - Single Panel Radiator.

**Family Bathroom** - 8' 1" x 6' 0" (2.46m x 1.83m)

Tiled Flooring - Panel bath with Mixer tap & Attached Shower - Electric Shower Over - Low-Level W.c - Pedestal Wash Hand Basin - Chrome Ladder Radiator - Obscured Window to Side - Inset Spotlights to Ceiling.

**Terraced Front Garden - Enclosed.**

**Rear Garden - Landscaped & Enclosed**

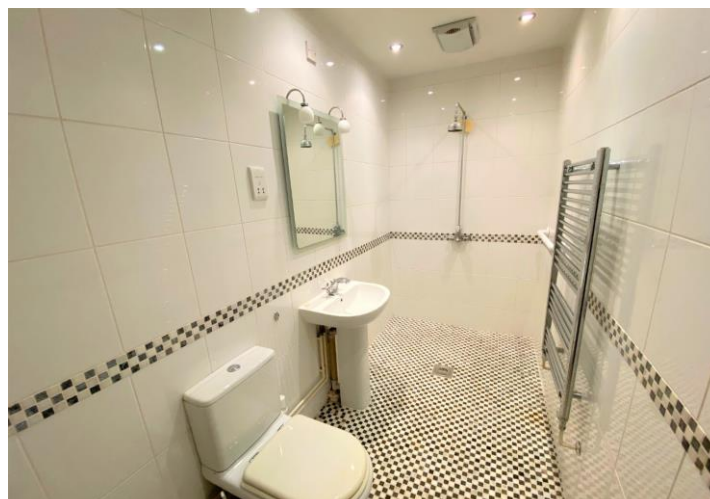
30' 0" x 17' 0" (9.14m x 5.18m)

Slate Patio - Shrubbled Borders - Water Butt - Outside Tap - Access to Rear Lane via Remote Roller Shutter.

**Off-Road Parking to Rear Garden**

Remote Roller Shutter Door - Accessed via Rear Lane.

**Potting Shed - with Power & Lighting (To be checked)**



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

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## FAIRWATER

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## GRANGETOWN

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