

02920 204 555

Homes House

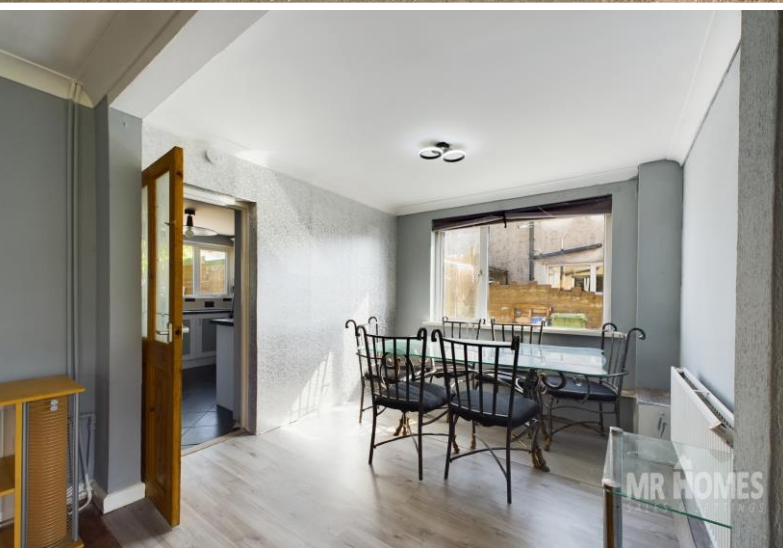
253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Heol Pant Y Deri,
Caerau, Cardiff
CF5 5PN

Guide Price £190,000 to £200,000
Freehold

Heol Pant Y Deri Caerau, Cardiff, CF5 5PN

Overview

- NO CHAIN!!! 2x DOUBLE BEDROOMS
- EXTENDED 2-BED SEMI-DETACHED FAMILY HOME
- VERY LARGE REAR GARDEN
- VEHICLE ACCESS INTO REAR GARDEN
- PARQUET FLOORING
- OPEN-PLAN LOUNGE & DINING ROOMS
- SEPARATE BATHROOM & W.C
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



EXTENDED 2-BED SEMI-DETACHED
PROPERTY
VERY LARGE REAR GARDEN
VEHICLE ACCESS INTO REAR GARDEN VIA
SIDE OF THE PROPERTY
OPEN-PLAN LOUNGE & DINING ROOM
EXTENDED KITCHEN
PARQUET FLOORING
2x DOUBLE BEDROOMS
SEPARATE BATHROOM & W.C PRIVATE
DRIVEWAY
FRONT GARDEN
FREEHOLD.



MR HOMES are pleased to Offer
FOR SALE this 2-Bedroom Semi-Detached
Property which has been Extended to the
Rear with a Large Kitchen creating a
larger Open-Plan Lounge & Dining Room
and to the 1st Floor is a Landing giving
access to 2x Double Bedrooms, a Family
Bathroom, a Separate W.c. & an Airing
Cupboard. Front Garden, Private
Driveway & a Very Large & Enclosed Rear
Garden. uPVC Double Glazing Windows &
Gas Central Heating Powered by a BAXI
Duo-Tec 24kw ErP Combi-Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = C.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Entrance Hallway

9' 4" x 5' 7" (2.84m x 1.70m)

Living Room - Open-Plan

19' 6" x 12' 5" (5.94m x 3.78m)

Dining Room - Open-Plan

9' 3" x 8' 11" (2.82m x 2.72m)

Kitchen - EXTENDED

18' 0" x 10' 0" (5.48m x 3.05m)

Staircase & 1st Floor Landing

7' 5" x 2' 7" (2.26m x 0.79m)

Airing Cupboard

2' 9" x 2' 9" (0.84m x 0.84m)

Bedroom 1

12' 7" x 10' 1" (3.83m x 3.07m)

Bedroom 2

12' 7" x 9' 1" (3.83m x 2.77m)

Family Bathroom

5' 7" x 4' 7" (1.70m x 1.40m)

W.c

4' 1" x 2' 8" (1.24m x 0.81m)

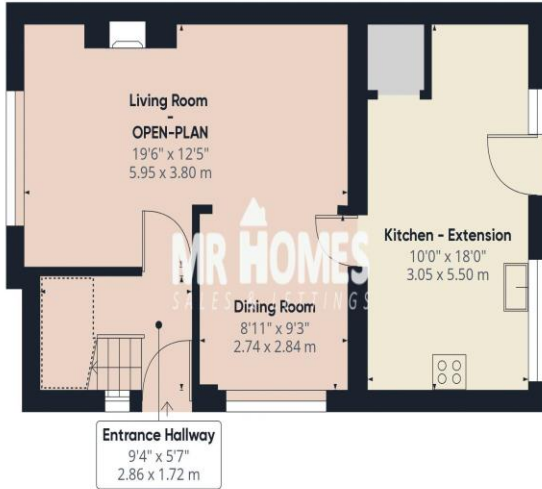
Front Garden

Private Driveway - Width Allows Vehicle Access into the Rear Garden

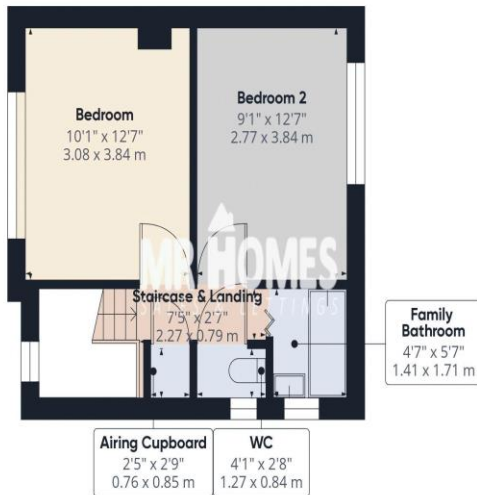
Rear Garden - Very Large & Enclosed



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

845.37 ft²
78.54 m²

Reduced headroom

24.4 ft²
2.27 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

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