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MR HOMES
SALES & LETTINGS



Cwrt Yr Ala Road,
Caerau, Cardiff
CF5 5QR

Guide Price £240,000 to £250,000
Freehold

Cwrt Yr Ala Road, Caerau, Cardiff. CF5 5QR.

- NO CHAIN
- 3-BED LINK-DETACHED PROPERTY
- OPEN-PLAN KITCHEN & DINING ROOM
- SPACIOUS LIVING ROOM
- MODERN WET/SHOWER ROOM
- ATTRACTIVE FRONT GARDEN
- PRIVATE BRICK-PAVED DRIVEWAY
- LARGE GARAGE with PITCHED ROOF
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD



NO CHAIN

MOVE STRAIGHT INTO THIS VERY WELL PRESENTED
3-BED LINK-DETACHED FAMILY HOME
IDEAL FOR 1ST TIME BUYERS

LARGE SOUTH-EAST FACING REAR GARDEN BACKS ONTO WOODLANDS -
ATTRACTIVE FRONT GARDEN -

PRIVATE BRICK-PAVED DRIVEWAY - LARGE GARAGE with PITCHED ROOF -
OPEN-PLAN KITCHEN & DINING ROOM - SPACIOUS LIVING ROOM -
MODERN WET/SHOWER ROOM
FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Link-Detached Property, comprising in brief; Entrance Hall, Living Room, Dining Room Open-Plan to the Kitchen, Staircase to the First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Re-Fitted & Modern Wet/Shower Room.

The Front Garden is Laid to Lawn with Flower Bed Borders and is Enclosed by Wooden Fencing, Raised Brick-Paved Terrace to the Front, Private Brick-Paved Driveway to the Front which leads to the Large Garage with a Pitched Roof and has PowerPoints, Lighting & a Door that leads to the Large & Enclosed Rear Garden which Backs onto Woodlands. NB: (The Wooden Panel Shed is being removed by the Vendor). The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Solo C/h Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/cwrtyralaroad103ap>

EPC Rating = C.
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Outside Front & Attractive Garden

Laid to Lawn Enclosed by White Wooden Fencing, Flowerbed Borders, Steps Up to Brick Paved Patio/Terrace, uPVC Door into Entrance Hallway.

Entrance Hallway - 4' 5" x 4' 1" (1.35m x 1.24m)

Fitted Carpet, Single Panel Radiator, Wall Mounted Electric Fuse Boxes, Plastered Walls & Textured Ceiling, Staircase to First Floor Landing, Door to Lounge

Lounge - 14' 7" x 11' 4" (4.44m x 3.45m)

Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Electric Feature Fireplace With Mantelpiece Surround, Plastered Walls & Textured Ceiling, Coving to Ceiling, Door to Dining Room.

Dining Room Open-Plan to Kitchen - 10' 2" x 7' 5" (3.10m x 2.26m)

Fitted Carpet, Double Panel Radiator, Double Doors to Understair Storage Cupboard, uPVC D/g Twin Patio Sliding Doors to Rear Garden, Plastered Walls And Textured Ceiling.

Kitchen Open-Plan to Dining Room - 10' 0" x 7' 3" (3.05m x 2.21m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Fully Tiled Walls, Stainless Steel Sink and Drainer With Chrome Mixer Tap Over, Space for Gas or Electric Cooker, Plumbed for Washing Machine, Plumbed for Dishwasher, Space for Tall Fridge Freezer, Textured Ceiling, uPVC D/g Window to Rear, Wall Mounted Baxi Solo Central Heating Boiler

Staircase/First Floor Landing - 10' 2" x 5' 11" (3.10m x 1.80m)

Fitted Carpet, Plastered Walls And Textured Ceiling, Door to Airing Cupboard Housing The Hot Water Tank & Has Slat Shelving, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 & Shower/Wet Room.

Bedroom 1 - 13' 9" x 8' 2" (4.19m x 2.49m)

Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Front, Plastered Walls And Textured Ceiling, Wardrobes to Remain.

Bedroom 2 - 11' 3" x 8' 1" (3.43m x 2.46m)

Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Rear, Papered Walls And Textured Ceiling, Wardrobe With Mirrored Doors to Remain.

Bedroom 3 - 9' 1" x 6' 5" (2.77m x 1.95m)

Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Front, Papered Walls and Textured Ceiling.

Re-Fitted & Modern Wet/Shower Room - 6' 6" x 5' 7" (1.98m x 1.70m)

Drainage to Non-Slip Floor, Walk-In Shower Unit With Electric Shower Over, Fully Tiled Walls, Close Coupled W.c., Pedestal Wash Hand Basin With Hot & Cold Taps Over, Single Panel Radiator, Wall Mounted Mirror With Shaver Point & Light Over, uPVC D/g Obscure Window to Rear.

Rear Garden - Backs onto Woodlands

Tiered Rear Garden, Fully Enclosed, Backs onto Woodlands/Forest Patio to Laid Lawn, Steps Up to Further Laid Lawn, Steps Continue to Top Tier Of Garden With A Range Of Bushes, Shrubs to the Borders and Flowerbed Borders to the Bottom Tier, Outside Tap, Security Light. NB: (The Wooden Panel Shed is being removed by the Vendor)

Private Driveway

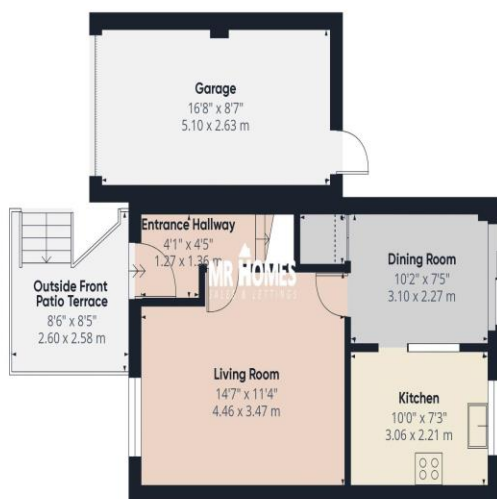
Private Brick Paved Driveway to Front Leading to Garage.

Garage - 16' 8" x 8' 7" (5.08m x 2.61m)

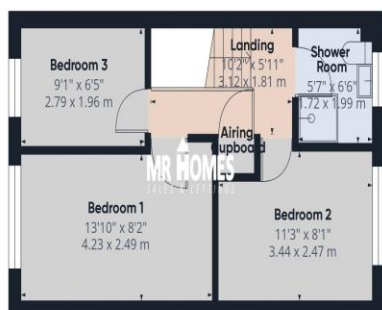
Up And Over Door, Power Points And Lighting, Pitched Roof With Storage In Rafters, uPVC Obscured D/g Door to Rear Garden



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



Floor 1

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

846.71 ft²
78.66 m²

Balconies and terraces

71.9 ft²
6.68 m²

Reduced headroom

6.68 ft²
0.62 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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