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MR HOMES
SALES & LETTINGS



Caerau Court Road
Cardiff
CF5 5JB

£180,000 to £190,000
FREEHOLD

Caerau Court Road, Ely, Cardiff, CF5 5JB

Overview

- NO CHAIN!!!
- MOVE-IN CONDITION
- MODERN KITCHEN DINER
- PRIVATE DRIVEWAY
- LARGE GARAGE
- DOWNSTAIRS W.C.
- SPACIOUS LIVING ROOM
- ENCLOSED REAR GARDEN
- uPVC D/G & Gas C/H
- FREEHOLD



VERY WELL PRESENTED 3-BEDROOM FAMILY HOME with OFF-ROAD PARKING & A LARGE GARAGE

MR Homes are pleased to offer FOR SALE this 3-Bedroom Spacious Family Home briefly comprising: Entrance Porch, Spacious Inviting Hallway, Cloakroom W.C., Spacious Lounge, Re-Fitted Modern Kitchen/Diner, First Floor Landing, Bedrooms 1, 2, & 3 and Re-Fitted Modern Shower Room. Shared Front Garden & Low-Maintenance & Enclosed Rear Garden. Driveway to Front for Off-Road Parking & Large 19ft Garage with Power & Lighting. uPVC Double Glazed Windows & Gas Central Heating powered by a Vaillant Eco Tec Pro28 Combi-Boiler.

EPC Rating = C
Council Tax Band = C

Viewings Strictly By Appointment Only

PLEASE CALL 02920 204 555
or Book Online:
WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST... PLEASE CALL 02920
204 555 Option 4



Entrance Porch

Accessed via uPVC door with obscured glazed panels and glazed panels to side; access to garage via solid timber door; 2 grab handles to wall; access to Entrance Hall via uPVC door with half obscured glazing panel

Entrance Hall

Tiled flooring; double radiator; access to downstairs W.C., Kitchen and Living Room; stairs rising to first floor

Kitchen

Tiled flooring; matching base and wall units, worktops, tiled splashbacks; stainless sink with mixer tap and draining board; space for gas cooker; space for washing machine; space for freestanding fridge/freezer; pantry cupboard with space for tumble dryer; uPVC double glazed window to front

Living Room

Carpeted; uPVC D/g Double French Patio Doors to Rear Garden.

First Floor Landing

Carpeted stairs rise to carpeted landing; access to Bedrooms 1, 2 and 3, Shower Room and 2 storage cupboards; skylight

Bedroom 1

Carpeted; double radiator; built-in wardrobe/cupboard; uPVC double glazed window to front

Bedroom 2

Carpeted; double radiator; built-in storage cupboard; uPVC double glazed window to rear

Bedroom 3

Carpeted; single radiator; uPVC double window to rear; nuaire ventilation system anti condensation

Shower Room

Tiled flooring; part tiled walls; large shower cubicle with electric Triton shower; vanity unit including low level W.C. and wash hand basin with mixer tap; towel rail ladder radiator; uPVC double glazed obscured window to front

Garage

Concrete flooring; Valiant Central heating combi boiler commissioned Nov 2013; manual up and over door

Outside Front

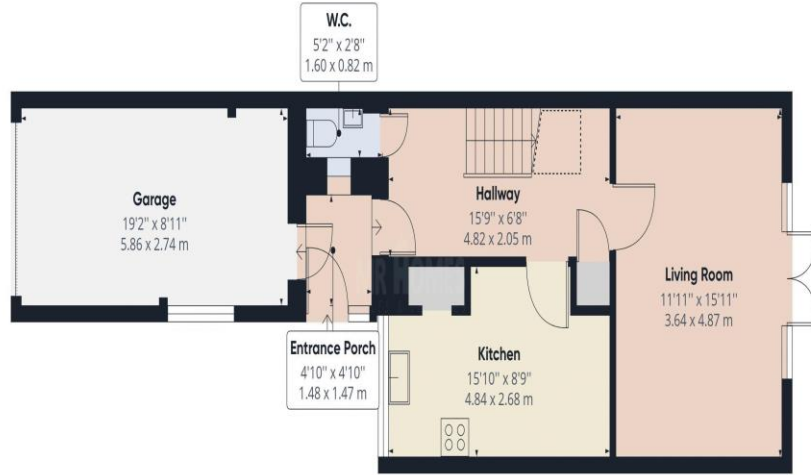
Off-road parking space to front of Garage. Path to access Entrance Porch. Communal lawned area to front.

Rear Garden

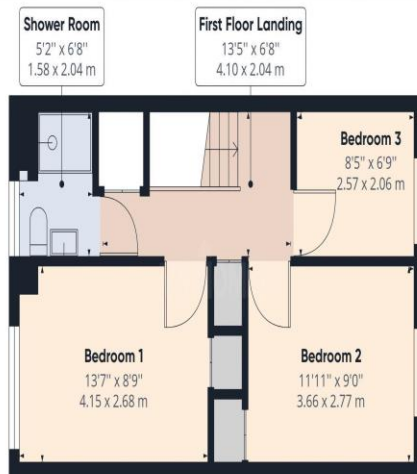
Large Patio area with artificial grass to rear border, feather edged fencing



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⁾

1054.23 ft²
97.94 m²

Reduced headroom

18.97 ft²
1.76 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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