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MR HOMES
SALES & LETTINGS



Tarwick Drive
St. Mellons, Cardiff
CF3 0AG

Guide Price £175,000 - £185,000
Freehold

Tarwick Drive, St. Mellons, Cardiff, CF3 0AG

Overview

- IDEAL STARTER HOME
- FIRST TIME BUYERS or LANDLORDS/INVESTORS
- GENEROUS RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- 3 BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING AVAILABLE
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING via COMBI BOILER
- FREEHOLD



GUIDE PRICE £175,000 - £185,000

IMMACULATELY PRESENTED 3-BEDROOM FAMILY HOME - IDEAL STARTER HOME FOR FIRST TIME BUYERS or OPPORTUNITY FOR LANDLORDS/INVESTORS - SOUGHT AFTER LOCATION - SOUTH FACING REAR GARDEN - MODERN KITCHEN - SPACIOUS LIVING ROOM - SEPARATE DINING ROOM - LARGE FAMILY BATHROOM - GAS CENTRAL HEATING COMBI-BOILER – FREEHOLD



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Terraced Property, comprising in brief: Entrance Hallway with Generous Storage; Downstairs WC; Spacious Living Room; Separate Dining Room; Modern Kitchen; First Floor Landing providing access to Bedrooms 1, 2 & 3 and Family Bathroom. South Facing Rear Garden enclosed on all sides. Parking to Front. uPVC Double Glazed Windows & Gas Central Heating via Combi Boiler.

EPC Rating: C & Council Tax Band: C

Viewings Strictly by Appointment ONLY

TO SUBMIT AN OFFER, PLEASE HEAD TO:
WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD
Call 02920 204 555 opt. 4



Entrance Hallway

Accessed via uPVC Front Door with Obscured DG Panel; Tiled Flooring; 2 x Storage Cupboards; Double Radiator; access to Downstairs WC; Kitchen; Dining Room; Living Room; access to Rear Garden via uPVC Back Door with Obscured DG Panel

Downstairs WC

2' 8" x 4' 7" (0.81m x 1.40m)

Tiled Flooring; Corner Hand Wash Basin with separate Hot and Cold Taps; WC; uPVC Obscured DG window to Front

Kitchen

8' 1" x 7' 11" (2.46m x 2.41m)

Tiled Flooring; Double Radiator; Matching Base and Wall Units; Worktops Over with Tiled Splashbacks; Stainless Steel Sink with Mixer Tap; Serving Hatch through to Dining Room; Integrated Electric Oven; Integrated 4 ring gas hob; space and plumbing for Washing Machine; space for free-standing double door fridge/freezer; uPVC DG Window to Front

Dining Room

9' 10" x 9' 3" (2.99m x 2.82m)

Tiled Flooring; Double Radiator; Serving hatch through to Kitchen; uPVC Window to Rear

Living Room

17' 9" x 10' 1" (5.41m x 3.07m)

Carpeted; Double Radiator; 2 x uPVC DG windows, 1 to Front, 1 to Rear

First Floor Landing

8' 9" x 6' 0" (2.66m x 1.83m) MAX

Carpeted; Cupboard containing Halstead ACE HE 30 CH Combi Boiler; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to Loft; uPVC DG Window to Rear

Bedroom 1

17' 9" x 7' 2" (5.41m x 2.18m)

Carpeted; Double Radiator; inbuilt Storage Cupboard; 2 x uPVC DG Windows, 1 to Front and 1 to Rear

Bedroom 2

11' 6" x 9' 10" (3.50m x 2.99m)

Carpeted; Double Radiator; uPVC DG Window to Front

Bedroom 3

9' 3" MAX x 6' 9" (2.82m x 2.06m)

Carpeted; Built-in Cupboard; Double Radiator; uPVC DG Window to Front

Family Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

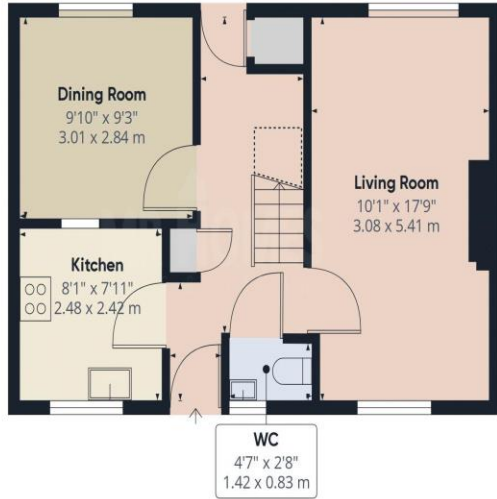
Vinyl Flooring; matching white suite, including panelled bath with Triton Cara Electric Shower Over, Wash Hand Basin with separate Hot and Cold Taps and WC; Chrome Ladder Type Radiator; Extractor Fan; uPVC DG Window to Rear

Rear Garden

Large Decked Area to side; Lawned Area to centre; Slabbed area to other side



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.



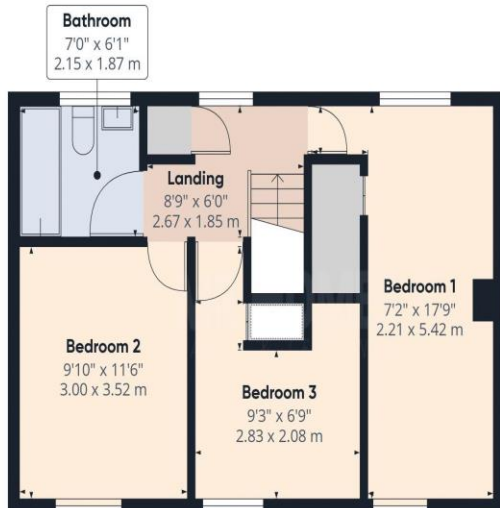
Floor 0

Approximate total area⁽¹⁾

890.3 ft²
82.71 m²

Reduced headroom

14.59 ft²
1.36 m²



Floor 1

(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 & THE VALE

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