

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



Ruby Street,
Roath, Cardiff
CF24 1LN

Guide Price £230,000 to £240,000
Freehold

Ruby Street Roath, Cardiff, CF24 1LN

Overview

- FULLY REFURBISHED 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED DOWNSTAIRS SHOWER ROOM
- RE-FITTED UPSTAIRS SHOWER ROOM
- 2x LARGE DOUBLE BEDROOMS
- 1x LARGE SINGLE BEDROOM
- SOUTH-EAST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



A REFURBISHED & IMMACULATELY PRESENTED 3-BEDROOM SPACIOUS FAMILY HOME
NEW QUALITY CARPETS & LAMINATE FLOORING THROUGHOUT
PLASTERED WALLS & CEILINGS THROUGHOUT
RE-FITTED KITCHEN/BREAKFAST ROOM
RE-FITTED DOWNSTAIRS and UPSTAIRS SHOWER ROOM
2 SEPARATE RECEPTION ROOMS SOUTH-EAST FACING REAR GARDEN with ROOF COVERED DECKED SEATING AREA
uPVC D/G WINDOWS & GAS CENTRAL HEATING
EPC RATING = C
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Immaculately Presented 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Living Room, Dining Room, Re-Fitted Kitchen/Breakfast Room, Re-Fitted Downstairs Shower Room, Staircase to 1st Floor Split-Level Landing, Bedrooms 1, 2, 3 & a Re-Fitted Shower Room. The Rear Garden is Enclosed & South-East Facing, there is a Decked Seating Area with a Roof Covering directly from the Kitchen/Breakfast Room. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 23' 9" x 5' 2" max (7.23m x 1.57m)

New 'Thick Pile' Quality Carpet with Inset Welcome Mat, Radiator, Original Coving, Plastered Walls & Ceiling, Understair Storage Area.

Living Room - 12' 8" x 11' 4" (3.86m x 3.45m)

New Quality Laminate Flooring, uPVC D/g Window to Front, Radiator, Plastered Walls & Ceiling.

Dining Room/2nd Reception - 11' 2" x 11' 1" (3.40m x 3.38m)

New Quality Laminate Flooring, uPVC D/g, Radiator, Plastered Walls & Ceiling, Space Saving Sliding Door to Shower Room.

Shower Room - Re-Fitted - 6' 3" x 2' 8" (1.90m x 0.81m)

New Tiled Flooring, Walk-In-Shower with Mixer Shower, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Chrome Ladder/ Towel Radiator, uPVC Obscured D/g Window to Rear, Plastered Walls & Ceiling.

Kitchen/ Breakfast Room - Re-Fitted - 13' 0" x 9' 0" (3.96m x 2.74m)

New Laminate Flooring, Matching wall & Base Units with Work Surfaces Over & Tiled Splashbacks. Large Breakfast Bar, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Windows to Rear & Side. Space for Gas/ Electric Cooker, Extractor Hood Over, Plumbed for Washing Machine & Space for Tall Fridge-Freezer. Plastered Walls & Ceiling. uPVC Obscured D/g Door to Rear Garden.

Staircase & 1st Floor Split-Level Landing

New 'Thick Pile' Quality Carpet, Plastered Walls & Ceiling. Storage Cupboard. Hatch to Insulated Loft.

Bedroom 1 - 16' 7" x 11' 8" (5.05m x 3.55m)

New Laminate Flooring, 2x uPVC D/g Windows to Front, Radiator, Plastered Walls & Ceiling.

Bedroom 2 - 11' 6" x 10' 11" (3.50m x 3.32m)

Laminate Flooring, uPVC D/g Window to Rear, Radiator, Plastered Walls & Ceiling.

Bedroom 3 - 8' 11" x 7' 6" (2.72m x 2.28m)

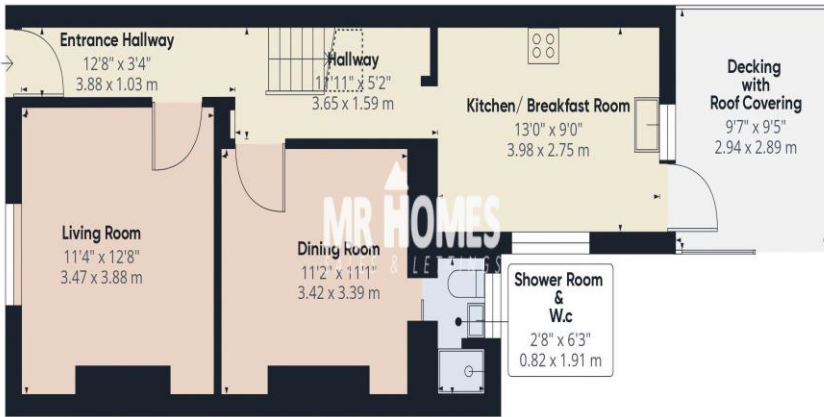
New Laminate Flooring, uPVC D/g Window to Rear, Radiator, Door to Airing Cupboard Housing Worcester Greenstar 28i Junior Combi-Boiler.

Rear Garden - Enclosed - South-East Facing

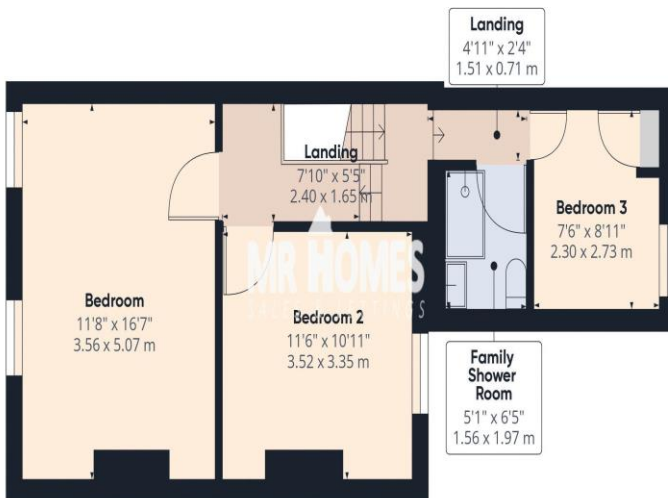
Decking with Roof Covering. Flower Beds & Laid Slate Chippings. Outside Tap.



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⁾

991.78 ft²
92.14 m²

Reduced headroom

13.63 ft²
1.27 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

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD