

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 Poyston,
Caerau,
Cardiff CF5 5LZ

Guide Price £225,000 to £235,000
Freehold

Heol Poyston

Caerau, Cardiff, CF5 5LZ

Overview

- 3-BED SEMI-DETACHED FAMILY HOME
- IDEAL FOR 1st TIME BUYERS
- 2x RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS W.C
- PANTRY & STORE ROOM
- LANDSCAPED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



MOVE STRAIGHT INTO THIS 3-BED SEMI-DETACHED FAMILY HOME - IDEAL FOR 1st TIME BUYERS - 2x RECEPTION ROOMS - KITCHEN & UTILITY ROOM - PANTRY & STORE ROOM - MODERN BATHROOM SUITE - LANDSCAPED REAR GARDEN with PRESSED CONCRETE PATIO & PATHWAY – FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Lounge, Dining Room, Kitchen, Pantry, Downstairs W.c, Utility Room, Store Room, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Rear Garden has Recently been Landscaped & is Enclosed. The Property Benefits further from uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i Junior Mk III Combi-Boiler.

EPC Rating = D.

Council Tax Band = C.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 9' 9" x 6' 4" (2.97m x 1.93m)

Living Room - 14' 7" x 12' 3" (4.44m x 3.73m)

Dining Room - 9' 11" x 8' 7" (3.02m x 2.61m)

Kitchen - 10' 1" x 7' 7" (3.07m x 2.31m)

Pantry - 3' 1" x 2' 10" (0.94m x 0.86m)

Downstairs W.c - 4' 6" x 3' 1" (1.37m x 0.94m)

Utility Room - 8' 9" x 5' 10" (2.66m x 1.78m)

Store Room - 5' 1" x 2' 8" (1.55m x 0.81m)

1st Floor Landing - 9' 5" max x 7' 4" max (2.87m x 2.23m)

Bedroom 1 - 12' 0" x 10' 10" (3.65m x 3.30m)

Bedroom 2 - 14' 7" x 8' 7" (4.44m x 2.61m)

Bedroom 3 - 9' 3" x 7' 10" (2.82m x 2.39m)

Family Bathroom - 6' 7" x 5' 8" (2.01m x 1.73m)

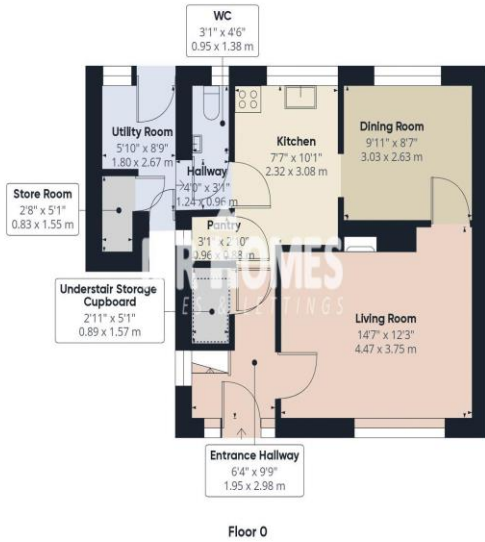
Outside Front - Low-Maintenance

Rear Garden - Landscaped

Pressed Concrete Patio & Pathway - Laid to Lawn with Flower Bed Borders.



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.



Approximate total area^m
 923.92 ft²
 85.83 m²

Reduced headroom
 11.9 ft²
 1.11 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.

GIRAFFE 360

CARDIFF OFFICE

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