

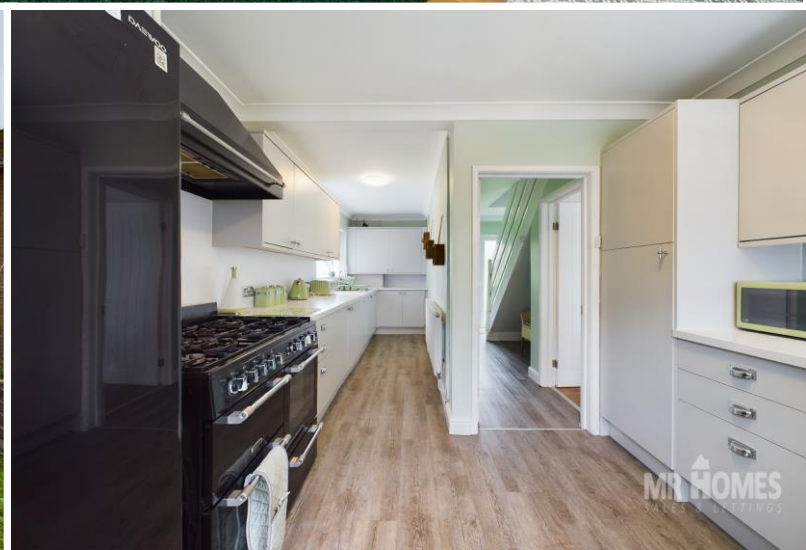
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**MR HOMES**  
SALES & LETTINGS



Orange Grove,  
Fairwater,  
Cardiff CF5 3SU

Guide Price £210,000 to £220,000  
Freehold



# Orange Grove

## Fairwater, Cardiff, CF5 3SU

### Overview

- NO CHAIN!!! - CORNER PLOT
- 3x DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- BRAND NEW RE-FITTED KITCHEN
- BRAND NEW FRONT DOOR & FRAME
- RE-FITTED & MODERN BATHROOM SUITE
- FRONT & SIDE GARDEN - ENCLOSED
- REAR GARDEN - LOW-MAINTENANCE & ENCLOSED
- OFF-ROAD PARKING TO SIDE
- FREEHOLD



### NO CHAIN!!!

**CORNER PLOT - 3x DOUBLE BEDROOMS - OPEN-PLAN LIVING & DINING ROOM - BRAND NEW RE-FITTED KITCHEN with INTEGRATED APPLIANCES - MODERN RE-FITTED BATHROOM SUITE - FRONT & SIDE GARDEN - SOUTH-WEST ENCLOSED REAR GARDEN - OFF-ROAD PARKING TO SIDE – FREEHOLD.**

**MR HOMES** Offer **FOR SALE** this 3-Bedroom End-of-Link Spacious & Modernised Family Home, comprising in brief; Enter via a Brand-New Front Door into the Entrance Hallway, The Living Room is Open-Plan to the Dining Room, The Kitchen has Recently Been Re-Fitted and has Integrated Appliances, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. The Front & Side Garden are Enclosed, there is a Lockable Side Gate Accessing the Low-Maintenance & Enclosed Rear Garden. Off-Road parking to Side. The Property benefits further from uPVC Double Glazing Windows, Gas Central Heating Powered by an Ideal Esprit Eco 30kw Combi-Boiler & 18 Solar Panels Fitted to the South-West Facing Roof to Rear-*(fitted by A Shade Greener)*.

**EPC Rating: C**

**Council Tax Band: C**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Entrance Hallway**

12' 11" x 5' 6" (3.93m x 1.68m)

**Living Room - Open-Plan**

12' 8" x 9' 7" (3.86m x 2.92m)

**Dining Room - Open-Plan**

13' 6" x 11' 7" (4.11m x 3.53m)

**Kitchen - L-Shaped**

21' 7" max x 8' 0" max (6.57m x 2.44m)

**1st Floor Landing**

9' 7" x 2' 11" (2.92m x 0.89m)

**Bedroom 1**

12' 10" x 10' 11" (3.91m x 3.32m)

**Bedroom 2**

13' 4" x 10' 6" (4.06m x 3.20m)

**Bedroom 3**

12' 1" min x 8' 0" (3.68m x 2.44m)

**Family Bathroom**

10' 5" x 6' 2" (3.17m x 1.88m)

**Front & Side Garden - Enclosed - Lockable Side Gate  
Access into the Rear Garden**

**Rear Garden - Enclosed**

**Off-Road Parking to Side**

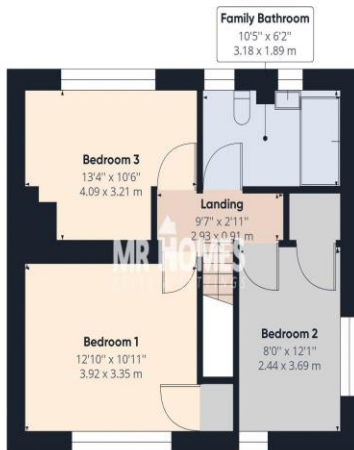
**Roof - 18 Solar Panels - Fitted by A Shade Greener**



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<sup>(1)</sup>**

978.35 ft<sup>2</sup>  
90.89 m<sup>2</sup>

**Reduced headroom**

14.67 ft<sup>2</sup>  
1.36 m<sup>2</sup>

(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,  
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