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**MR HOMES**  
SALES & LETTINGS



Llandetty Road,  
Fairwater,  
Cardiff CF5 3BT

Guide Price £325,000 to £335,000  
Freehold

# Llandetty Road Fairwater, Cardiff, CF5 3BT

## Overview

- DORMER EXTENDED (3x STOREYS)
- 4-BED SPACIOUS FAMILY HOME
- REAR LANE ACCESS
- DOUBLE BAY FRONTED
- OPEN-PLAN KITCHEN/DINER
- UTILITY ROOM & ROOM FOR DOWNSTAIRS SHOWER ROOM & W.C
- MASTER BEDROOM with EN-SUITE
- PRIVATE DRIVE TO FRONT (GATED)
- DOUBLE DRIVEWAY TO REAR (GATED)
- FREEHOLD



A 3 STOREY - DOUBLE BAY FRONTED & DORMER EXTENDED - 4-BED SPACIOUS FAMILY HOME - OPEN-PLAN KITCHEN/DINER - LOUNGE with SOLID OAK FLOORING - UTILITY with ROOM OFF TO ADD A DOWNSTAIRS SHOWER & W.C) - EXTENDED MASTER BEDROOM with EN-SUITE - GATED PRIVATE DRIVEWAY TO FRONT & A DOUBLE WIDTH GATE TO REAR LANE - DOUBLE DRIVEWAY TO REAR GARDEN FREEHOLD.



**MR HOMES** are very pleased to Offer **FOR SALE** this Greatly Extended 4-Bedroom Family Home, comprising in brief; Open Porch, Entrance Hallway, Lounge with Bay Window, Open-Plan Kitchen/Diner, Utility Room with Room Off. Staircase to the First Floor Landing, Bedroom 2, Bedroom 3 with Bay Window, Bedroom 4, Family Bathroom with Corner Bath. 2nd Staircase to the Second Floor Landing, Dormer Extended Master Bedroom & En-Suite. The Outside Front Garden is Low-Maintenance & Enclosed. Gated Private Driveway to Front. A Large & Enclosed Rear Garden with Patio, Laid Lawn & Stone Chippings, Also Incorporating a Double Hardstand Driveway & Large Double Width Gates accessing the Rear Lane. uPVC Double Glazing Windows & Gas Central Heating powered by an A-Rated Viessmann Vitodens 111 Condensing Combi-Boiler.



EPC Rating = D. Council Tax Band = E.

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

**Open Porch - uPVC D/g Door with Stained Glass Rose Feature.**

**Hallway - 12' 10" x 5' 8" (3.91m x 1.73m)**

**Lounge with Bay Window - 12' 11" x 12' 1" (3.93m x 3.68m)**

**Kitchen/Diner - Open-Plan - 17' 8" max x 12' 1" (5.38m x 3.68m)**

**Utility Room - 8' 2" x 7' 10" (2.49m x 2.39m)**

**Room Off Utility (Ideal for a Shower Room & W.c)  
7' 11" x 2' 8" (2.41m x 0.81m)**

**First Floor Landing - Leads to Bedrooms 2, 3, 4, Family Bathroom & Staircase to 2nd Floor - 8' 2" x 3' 7" (2.49m x 1.09m)**

**Bedroom Two - 12' 3" x 11' 5" (3.73m x 3.48m)**

**Bedroom Three with Bay Window - 13' 2" x 10' 6" (4.01m x 3.20m)**

**Bedroom Four - 8' 4" x 6' 4" (2.54m x 1.93m)**

**Family Bathroom - with Corner Bath - 6' 10" x 6' 3" (2.08m x 1.90m)**

**Second Floor Landing**

**Master Bedroom - Dormer Extended - 16' 11" x 11' 2" (5.15m x 3.40m)**

**En-Suite - Dormer Extended - 6' 9" x 5' 1" (2.06m x 1.55m)**

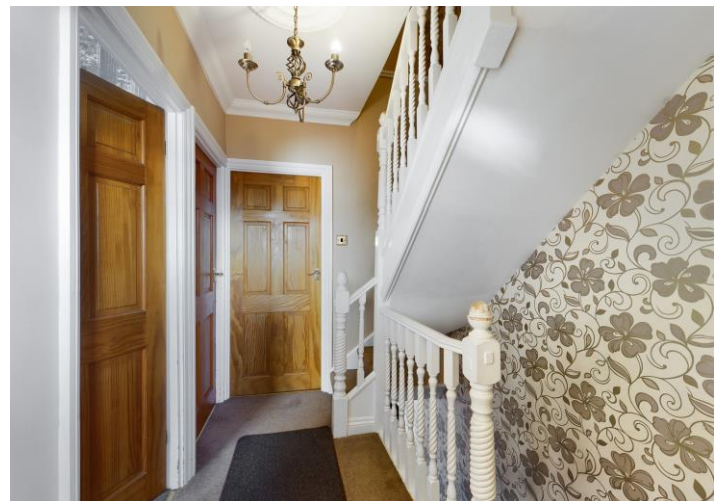
**Front Garden - Enclosed & Gated - Brick-Paved - Stone Chipping to Brick Border.**

**Off-Road Parking to Front with Double Wrought Iron Gates**

**Rear Garden - Large & Enclosed - Patio - Laid Lawn & Stone Chippings  
Double Width Gates to Rear Lane.**

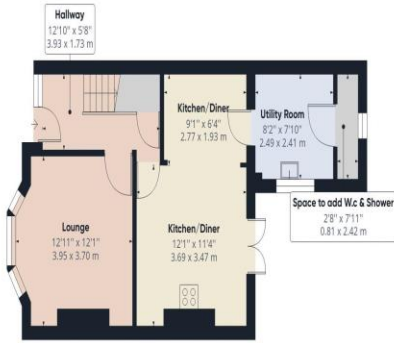
**2x Hardstands for Off-Road Parking to Rear Garden - Double Width Gate to Rear Lane.**

**Will Park 2 Cars or a Large Motor Home**



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.

Outside



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1154.43 ft<sup>2</sup>

107.25 m<sup>2</sup>

Reduced headroom

28.53 ft<sup>2</sup>

2.65 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

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