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Homes House

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**MR HOMES**  
SALES & LETTINGS



Carter Place,  
Fairwater.  
Cardiff. CF5 3NP

Guide Price £279,950 - £289,950  
Freehold



# Carter Place. Fairwater, Cardiff, CF5 3NP

## Overview

- EXTENDED 3-BED SPACIOUS FAMILY HOME
- SEMI-DETACHED
- REAR & SIDE EXTENSIONS
- PORCH
- 3x RECEPTION ROOMS
- KITCHEN & PANTRY
- TRIPLE 'BRICK-PAVED' DRIVEWAY
- SOUTH-EAST FACING REAR GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD



AN EXTENDED 3-BED SEMI-DETACHED SPACIOUS FAMILY HOME  
PORCH  
3x RECEPTION ROOMS  
KITCHEN & PANTRY  
DOWNSTAIRS W.C  
MODERN BATHROOM SUITE  
TRIPLE 'BRICK-PAVED' DRIVEWAY -SOUTH-EAST FACING REAR GARDEN FREEHOLD.



**MR HOMES** Offer **FOR SALE** this Extended 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, hallway, Dining Room, Kitchen & Utility Room, Downstairs W.c, Lounge, Rear Extension, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. Triple 'Brick-Paved' Driveway to Front & an Enclosed Rear Garden which is Low-Maintenance & South-East Facing. Benefits of the property include, uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = D  
Council Tax Band = D

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)  
[FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...](#)



**Porch**  
8' 0" x 3' 4" (2.44m x 1.02m)

**Entrance Hallway**  
13' 3" x 5' 11" (4.04m x 1.80m)

**Dining Room**  
13' 0" x 9' 9" (3.96m x 2.97m)

**Kitchen**  
10' 0" x 7' 5" (3.05m x 2.26m)

**Pantry**  
3' 10" x 2' 8" (1.17m x 0.81m)

**Downstairs W.c**  
4' 6" x 2' 8" (1.37m x 0.81m)

**Utility Room**  
15' 1" x 6' 0" (4.59m x 1.83m)

**Lounge**  
13' 4" x 11' 8" (4.06m x 3.55m)

**Rear Extension**  
18' 11" x 6' 8" minimum width (5.76m x 2.03m)

**1st Floor Landing**  
9' 2" x 3' 10" (2.79m x 1.17m)

**Bedroom 1**  
11' 6" x 10' 10" (3.50m x 3.30m)

**Bedroom 2**  
12' 9" x 10' 6" (3.88m x 3.20m)

**Bedroom 3**  
8' 4" x 8' 4" (2.54m x 2.54m)

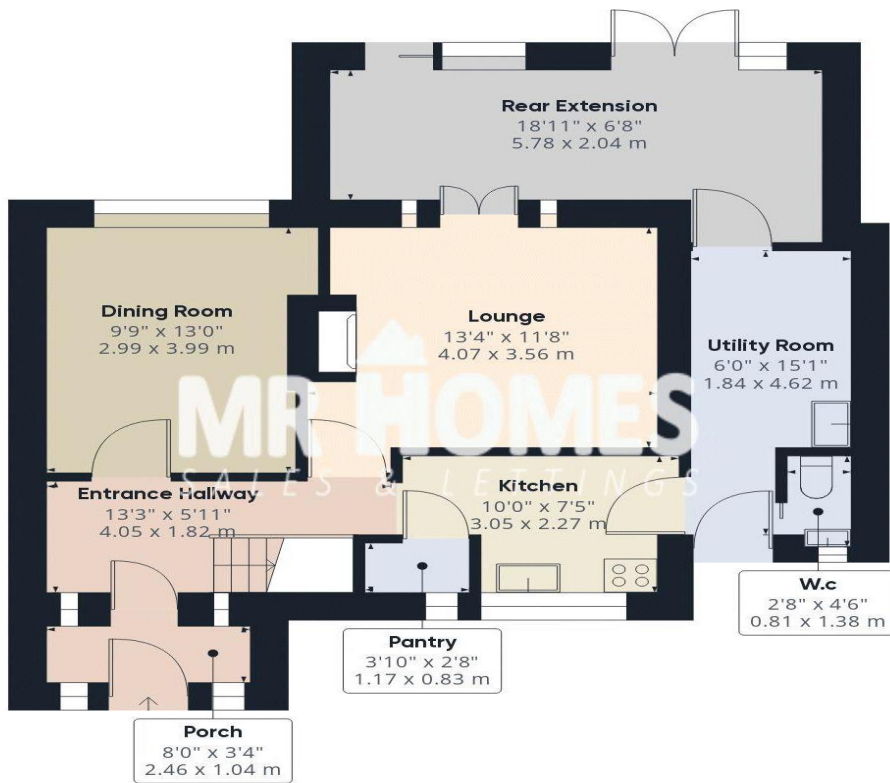
**Family Bathroom**  
8' 4" x 5' 9" (2.54m x 1.75m)

**Triple 'Brick-Paved' Driveway to Front**

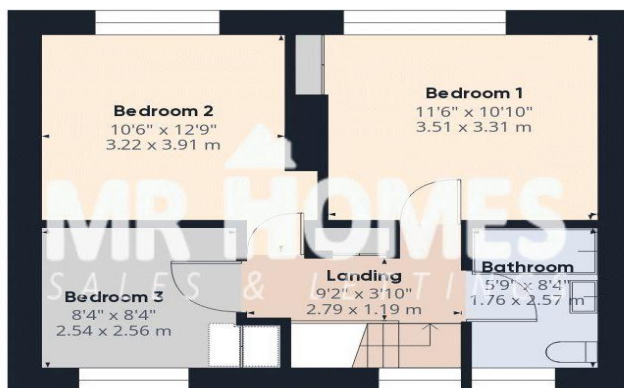
**Rear Garden - Enclosed & South-East Facing**







Floor 0



Floor 1

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.

**CARDIFF & THE VALE**

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