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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Caerau Park Place,
Caerau, Cardiff
CF5 5JH

Guide Price £255,000 to £265,000
Freehold

Caerau Park Place

Caerau, Cardiff, CF5 5JH

Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- IMMACULATE & VERY SPACIOUS FAMILY HOME
- DOUBLE STOREY EXTENSION
- 3x DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER - EXTENDED
- OPEN-PLAN SITTING & DINING ROOM
- LIVING ROOM with BAY WINDOW
- EXTENDED MAIN BEDROOM
- GARAGE with REMOTE ROLLER SHUTTER DOOR & PRIVATE DRIVEWAYS
- FREEHOLD



NO CHAIN!!! MOVE STRAIGHT INTO THIS IMMACULATE & VERY SPACIOUS EXTENDED FAMILY HOME - DOUBLE BAY FRONTED - 3x LARGE DOUBLE BEDROOMS - SPACIOUS KITCHEN/DINER - OPEN-PLAN SITTING & DINING ROOM - LIVING ROOM with BAY WINDOW - CLOAKROOM/DOWNSTAIRS W.C - EXTENDED BEDROOM 1 with FITTED WARDROBES - BEDROOM 2 & BEDROOM 3 with BAY WINDOW - BATHROOM & SEPARATE W.C. - LARGE GARAGE with REMOTE SHUTTER DOOR - ENCLOSED FRONT GARDEN - GATED SIDE GARDEN/DRIVEWAY - GATED DRIVEWAY - ENCLOSED SOUTH-FACING 'SUN-TRAP' REAR GARDEN - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Immaculate 3x Double Bedroom Very Spacious & Extended Family Home. A Traditionally Built Double Bay Fronted Property Set on a Corner Plot. This Property is Available with No Ongoing Chain. Further Benefits include uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = C. Council Tax Band = D.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch - 6' 11" x 3' 2" (2.11m x 0.96m)

Hallway - 10' 0" x 8' 11" (3.05m x 2.72m)

Cloakroom/ Downstairs W.c -

Living Room with Bay Window - 12' 1" x 10' 1" (3.68m x 3.07m)

Sitting Room - Archway to Dining Room - 12' 7" x 11' 11" (3.83m x 3.63m)

Dining Room - 9' 0" x 7' 10" (2.74m x 2.39m)

Kitchen/Diner - EXTENDED - 16' 10" x 13' 3" (5.13m x 4.04m)

1st Floor Landing - 8' 10" x 3' 2" (2.69m x 0.96m)

Bedroom 1 - EXTENDED - 16' 10" x 10' 0" (5.13m x 3.05m)

Bedroom 2 - 12' 8" x 12' 1" (3.86m x 3.68m)

Bedroom 3 with Bay Window - 12' 0" x 9' 6" (3.65m x 2.89m)

Bathroom - 6' 5" x 5' 3" (1.95m x 1.60m)

W.c - 6' 3" x 2' 11" (1.90m x 0.89m)

Garage with Remote Rolling Shutter Door
16' 1" x 13' 0" (4.90m x 3.96m)

Front Garden is Enclosed

Side Garden/Driveway is Gated

Rear Garden is Enclosed & SOUTH-FACING

Private Driveway Enclosed by Wrought Iron Gates



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⁾

1439.02 ft²
133.69 m²

Reduced headroom

1.82 ft²
0.17 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

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