# 02920 204 555

Homes House 253 Cowbridge Road West, Cardiff, CF5 5TD Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk







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



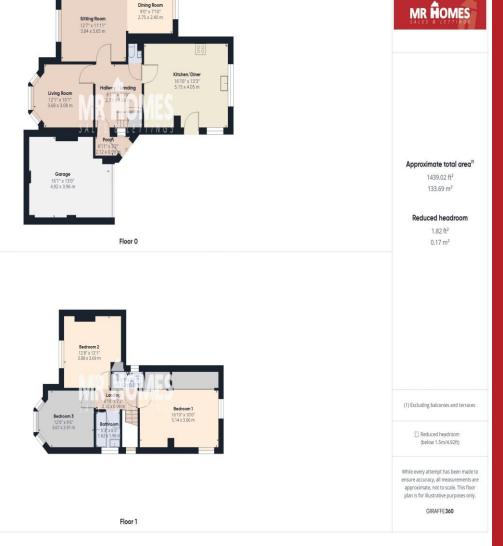












Dining Room

## **CARDIFF WEST**

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

02920 204 555

Email: SALES@mr-homes.co.uk www.mr-homes.co.uk

