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**MR HOMES**  
SALES & LETTINGS



Haverford Way,  
Caerau. Cardiff  
CF5 5EN

Guide Price: £220,000 - £230,000  
Freehold

# Haverford Way, Caerau, Cardiff, CF5 5EN

## Overview

- LARGE CORNER PLOT
- SUBSTANTIAL SOUTH WEST FACING REAR GARDEN
- 2 LARGE RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- BOARDED LOFT
- LARGE FAMILY BATHROOM
- GARDEN SHED with POWER & LIGHT
- uPVC D/G & GAS C/H with COMBI
- HIVE SYSTEM
- FREEHOLD



CORNER PLOT - LARGE SOUTH WEST FACING REAR GARDENS - MODERNISED THROUGHOUT - MOVE STRAIGHT IN – 2 x RECEPTION ROOMS - WOOD CABIN with POWER & LIGHT - BOARDED LOFT - GAS C/H with COMBI-BOILER & HIVE SYSTEM - uPVC D/G WINDOWS - FREEHOLD

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway; 20ft Living Room; Dining Room with Service Hatch to Modern Kitchen; Large Storage Cupboard; Staircase to 1st Floor Landing; access to Boarded Loft; Bedrooms 1, 2, & 3 and Family Bathroom. Low-maintenance Enclosed Front Garden; Lockable Side Gate provides access into Large, Enclosed Side & Rear South West Facing Gardens. Wood Cabin to Rear Garden. uPVC Double Glazing & Gas Central Heating powered by Ideal LOGIC c30 Combi-Boiler.

**EPC Rating: D & Council Tax Band: C**

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

**FREE MORTGAGE ADVICE AVAILABLE THROUGH SPECIALISTS INFIMO LTD**



**Entrance Hall**

8' 1" x 5' 1" (2.46m x 1.55m)

**Living Room**

11' 10" x 20' 1" (3.60m x 6.12m)

**Dining Room**

7' 11" x 14' 6" (2.41m x 4.42m)

**Kitchen**

5' 5" x 14' 4" (1.65m x 4.37m)

**First Floor Landing**

5' 8" x 6' 11" (1.73m x 2.11m)

**Bedroom 1**

11' 10" x 10' 8" (3.60m x 3.25m)

**Bedroom 2**

8' 0" x 12' 7" (2.44m x 3.83m)

**Bedroom 3**

8' 8" x 9' 1" (2.64m x 2.77m)

**Family Bathroom**

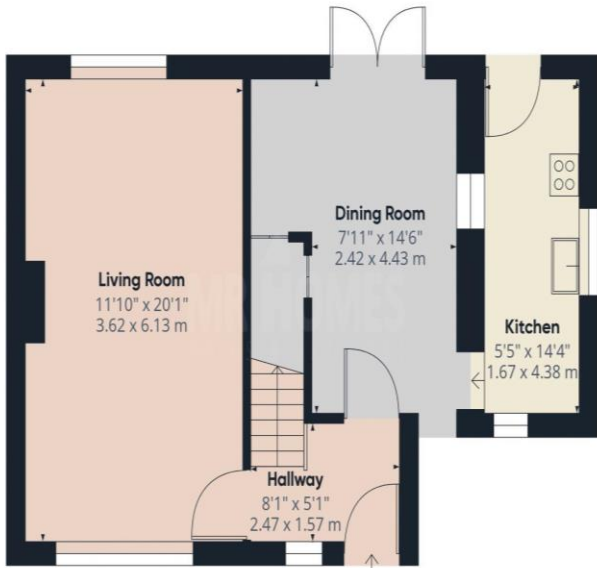
5' 4" x 7' 1" (1.62m x 2.16m)

**Low-Maintenance Front Garden**

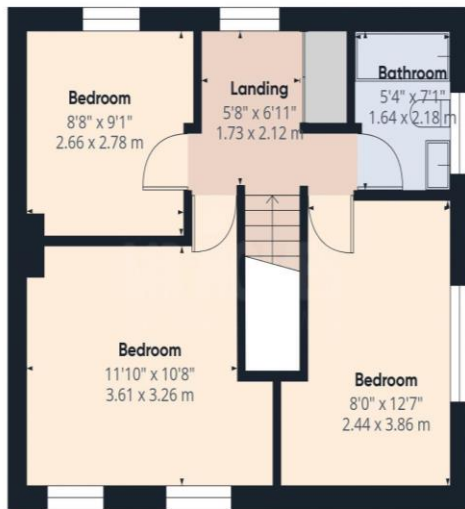
**Enclosed Rear and Side Garden**



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>m</sup>

967.46 ft<sup>2</sup>

89.88 m<sup>2</sup>

Excluding balconies and terraces

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 & THE VALE

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