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Homes House

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MR HOMES
SALES & LETTINGS



Craddock Street,
Riverside,
Cardiff CF11 6EY

Guide Price £270,000 to £280,000
Freehold

Craddock Street Riverside, Cardiff, CF11 6EY

Overview

- IMMACULATE FAMILY HOME - DOUBLE BAY FRONTED
- MODERNISED THROUGHOUT
- OPEN-PLAN LOUNGE & DINING ROOM
- RE-FITTED KITCHEN - REAL WOOD WORKTOPS - TWIN BELFAST SINK
- RE-FITTED FAMILY BATHROOM SUITE
- ATTIC ROOM
- BASEMENT ROOMS
- ENCLOSED FRONT TERRACE
- ENCLOSED REAR GARDEN
- FREEHOLD



AN IMMACULATEDLY PRESENTED 'DOUBLE BAY FRONTED' TERRACE FAMILY HOME - THIS PROPERTY HAS PLENTY OF CHARACTER WITH A FANTASTIC MODERN TOUCH - HIGH CEILINGS - NEWLY LAID LVT FLOORING TO LOUNGE, DINING ROOM, KITCHEN & MASTER BEDROOM - OPEN-PLAN LOUNGE & DINING ROOM - BASEMENT ROOMS - A MODERN RE-FITTED KITCHEN with REAL WOOD WORKTOPS & TWIN BELFAST SINK - INTEGRATED APPLIANCES - SPLIT-LEVEL LANDING - 2x SPACIOUS DOUBLE BEDROOMS, 1x SINGLE BEDROOM - RE-FITTED BATHROOM SUITE & AN ATTIC ROOM - ENCLOSED FRONT TERRACE & A GOOD SIZE SIDE/REAR GARDEN - SCHOOL CATCHMENT: KITCHENER PRIMARY - FITZALAN HIGH - YSGOL GYMRAEG PWLL COCH - YSGOL GYFUN GYMRAEG GLANTAF. FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Very Spacious Family Home and comprises in brief; Enter via a new Composite Door into the Entrance Hallway, Open-Plan Lounge & Dining Room, Basement Rooms Accessed from the Hallway, The Kitchen has been Re-Fitted and has integrated appliances including, Fridge-Freezer, Dishwasher & Washing Machine. The 1st Floor Landing is Split-Level, Large Master Bedroom, Large 2nd Double Bedroom, 3rd Single Bedroom, A Re-Fitted Modern Bathroom Suite and Staircase to the Attic Room which has Laminate Flooring & a Large Velux Double Glazing Rear Facing Window. The Front Terrace is Gated & Enclosed by Low Level Brick Walls with Fencing. The Very Good Size Rear Garden is Private & Enclosed. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

20' 9" x 5' 5" (6.32m x 1.65m)

Basement 1

12' 8" x 7' 6" (3.86m x 2.28m)

Basement 2

11' 7" x 7' 6" (3.53m x 2.28m)

Living Room - Open-Plan to Dining Room

13' 8" x 11' 6" (4.16m x 3.50m)

Dining Room

11' 3" x 9' 4" (3.43m x 2.84m)

Kitchen - Re-Fitted

18' 6" x 8' 0" (5.63m x 2.44m)

1st Floor Landing - Split-Level

Bedroom 1 / Master

15' 4" x 13' 10" into Bay Window (4.67m x 4.21m)

Bedroom 2

11' 4" x 9' 6" max (3.45m x 2.89m)

Bedroom 3

8' 4" x 6' 2" (2.54m x 1.88m)

Family Bathroom Suite - Re-Fitted

5' 10" x 5' 7" (1.78m x 1.70m)

Attic Room

14' 3" x 13' 9" (4.34m x 4.19m) - Reduced Headroom to Sides Due to Sloping Roof

Front Terrace - Enclosed & Gated

Rear/Side Garden - Enclosed



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.



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