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Homes House

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**MR HOMES**  
SALES & LETTINGS



Coed-Y-Gores,  
Llanedeyrn,  
Cardiff CF23 9NR

Guide Price £199,950 to £209,950  
Freehold

# Coed-Y-Gores

## Llanedeyrn, Cardiff, CF23 9NR

### Overview

- NO CHAIN!!! RENOVATED THROUGHOUT - IMMACULATE FAMILY HOME
- MOVE STRAIGHT IN
- BRAND NEW WINDOWS/ FLOORING / CARPETS
- RE-FITTED KITCHEN
- RE-FITTED 4-PIECE BATHROOM SUITE
- OPEN-PLAN KITCHEN & DINING ROOM
- PLASTERED WALLS & CEILINGS THROUGHOUT
- UTILITY ROOM & DOWNSTAIRS W.C
- GARAGE & OFF-ROAD PARKING SPACES TO REAR
- LANDSCAPED FRONT & REAR GARDENS



**NO CHAIN!!!** IDEAL FOR 1st TIME BUYERS - IMMACULATE RENOVATION - PLASTERED WALLS & CEILINGS THROUGHOUT - MOVE STRAIGHT INTO THIS FANTASTIC 3-BED FAMILY HOME - OPEN-PLAN KITCHEN & DINING ROOM - UTILITY ROOM & DOWNSTAIRS W.C - 4-PIECE BATHROOM SUITE - LANDSCAPED FRONT & REAR GARDENS - GARAGE & OFF-ROAD PARKING SPACES AVAILABLE TO REAR - FREEHOLD.

**MR HOMES** Offer **FOR SALE** this Modernised 3-Bedroom Family Home, comprising in brief; Entrance into the Utility Room, Hallway, Re-Fitted Cloakroom/Downstairs W.c, Re-Fitted Kitchen which is Open-Plan to the Dining Room, Living Room, Staircase to the 1st Floor Landing with Hatch Access to the Insulated Loft, Bedrooms 1, 2, 3 & a Re-Fitted 4-Piece Family Bath & Shower Room. The Front Garden is Low-Maintenance with Cotswold Stone Chippings & Wood Chippings. The Rear Garden is also Low-Maintenance with a Natural Stone Patio, Cotswold Stone Chippings & Decking. Garage & Off-Road Parking Spaces to the Rear. uPVC Double Glazing Windows Fitted April 2023, Gas Central Heating powered by a BAXI Combi-Boiler.

EPC Rating = D.  
Council Tax Band = C.

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

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**





**Entrance & Utility Room - 9' 7" x 5' 10" (2.92m x 1.78m)**

Enter via uPVC Obscured D/g door, uPVC D/g window to side, large tile flooring, Matching wall & base units, work surfaces over & tiled splashbacks, Stainless steel sink, quarter bowl & drainer with mixer tap, plumbed for washing machine, Space for tumble-dryer, Wall mounted BAXI combi-boiler. Wall cupboard housing electric meter & RCD consumer unit. Door to Storage Cupboard housing Gas meter. Open-Plan to;

**Hallway - 12' 4" x 3' 6" min (3.76m x 1.07m)**

Large tile floor cont'd from Entrance & Utility, Single panel radiator, Inset spotlights to ceiling, Understair storage cupboard. Doors to; Cloakroom/ Downstairs W.c & Kitchen/Diner. Staircase to 1st Floor Landing.

**Cloakroom/ Downstairs W.c - 4' 10" x 4' 2" (1.47m x 1.27m)**

Large tile flooring cont'd from Hallway, fully tiled walls, Close-coupled W.c, Wall mounted wash hand basin with mixer tap.

**Kitchen & Dining Room - OPEN-PLAN - 24' 5" x 8' 6" (7.44m x 2.59m)**

Kitchen: Large tile flooring cont'd from Hallway, Matching wall & base units with high gloss doors & drawers, work surfaces over, Tiled splashbacks, Real Wood Breakfast Bar, Stainless steel sink, quarter bowl & drainer with mixer tap, 4x Ring gas hob with extractor hood over, Electric oven, uPVC D/g window to front. Dining Room: Large tile flooring cont'd from Kitchen, Large single panel radiator, Door into Living Room. uPVC D/g Double Patio Doors to Rear Garden.

**Living Room - 13' 1" x 9' 11" (3.98m x 3.02m)**

Brand new fitted carpet, uPVC D/g window to rear, Double panel radiator.

**1st Floor Landing - 6' 6" x 5' 10" (1.98m x 1.78m)**

Brand new fitted carpet, Hatch to insulated loft, Doors to; Bedrooms 1, 2, 3 & Family Bath & Shower Room.

**Bedroom 1 - 13' 2" x 10' 1" (4.01m x 3.07m)**

Brand new fitted carpet, uPVC D/g window to rear, Single panel radiator.

**Bedroom 2 - 13' 0" x 8' 7" (3.96m x 2.61m)**

Brand new fitted carpet, uPVC D/g window to rear, Single panel radiator.

**Bedroom 3 - 11' 1" x 8' 6" (3.38m x 2.59m)**

Brand new fitted carpet, uPVC D/g window to front, Single panel radiator.

**Family Bath & Shower Room - 4-Piece Suite - 9' 2" x 4' 11" (2.79m x 1.50m)**

Large tile flooring, Walk-in-Shower cubicle with mixer shower, panel bath with chrome mixer tap, Wash hand basin with chrome mixer tap, Close-coupled W.c, Chrome ladder/towel radiator, inset spotlights to ceiling, uPVC obscured D/g window to front.

**Front Garden** - Enclosed by Low-Level Walls, Cotswold Stone Chipped Pathway & Wood Chippings.

**Rear Garden - Enclosed - SOUTH-WEST FACING** - Natural Stone Patio Cotswold Chippings & Decking. Door into Garage. Lockable Gate to Rear.

**Garage - 16' 2" x 8' 8" (4.92m x 2.64m)**

Up 'n' Over Door, Door into Rear Garden.

**Off-Road Parking Spaces Available to Rear**



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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