

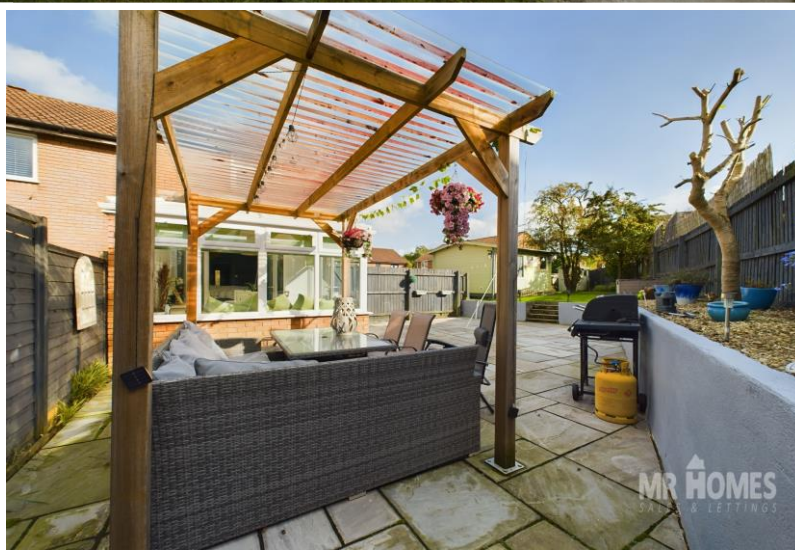
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MR HOMES
SALES & LETTINGS



Lower Acre,
Caerau, Cardiff
CF5 5HF

Guide Price £235,000 to £245,000
Freehold

Lower Acre Caerau, Cardiff, CF5 5HF

Overview

- IMMACULATE THROUGHOUT
- 2x BEDROOMS - VERY LARGE CORNER PLOT
- ATTIC ROOM
- LARGE CONSERVATORY
- LARGE OUTBUILDING/ SALON/ OFFICE/ STUDY/ GAMES ROOM
- VERY LARGE REAR & SIDE GARDEN - SOUTH-WEST FACING
- TRIPLE DRIVEWAY
- QUIET CUL-DE-SAC
- GAS C/H & D/G WINDOWS
- FREEHOLD



VERY LARGE CORNER PLOT - IMMACULATE & SPACIOUS 2-BED END-OF-LINK FAMILY HOME - LARGE CONSERVATORY - ATTIC ROOM - VERY LARGE SOUTH-WEST FACING REAR GARDEN - LARGE DETACHED OUTBUILDING with POWER & WATER SUPPLY - TRIPLE DRIVEWAY – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 2-Bedroom End-of-Link Immaculately Presented Property, located in a Quiet Cul-De-Sac, the property comprises in brief; Entrance Hallway, Fitted Kitchen, Spacious Lounge, Large Conservatory, Staircase to the 1st Floor Landing, Bedrooms 1, 2, Family Bathroom Modern Suite, Staircase from the 2nd Bedroom to the Attic Room. The Front Garden is Laid to Lawn, Triple Driveway to the Side & Front, Lockable Side Gate Accessing the Very Large & Enclosed Rear & Side Garden which houses the Detached Outbuilding/Salon/ Office/ Study/ Games Room. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = B.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 9' 7" x 5' 7" (2.92m x 1.70m) Entered via uPVC D/g obscured door, Laminate wood flooring, Storage cupboard housing RCD electric consumer unit, Understair storage area, Doors leading to Kitchen, Lounge and stairs rising to first floor.

Kitchen - 9' 7" x 5' 8" (2.92m x 1.73m) Ceramic tiled flooring, Front facing uPVC D/g window, Matching wall and base units with complimentary work surfaces & tiled splashbacks, Stainless steel sink with drainer and mixer tap, Integral electric oven, Four ring gas hob integrated into worktop with fitted extractor fan over, Plumbed for automatic washing machine.

Living Room - 14' 8" x 11' 6" (4.47m x 3.50m) Laminate wood flooring, Electric feature fireplace, uPVC D/g double French doors into conservatory with 2 matching windows. Single panel radiator

Conservatory - 12' 3" x 9' 4" (3.73m x 2.84m)

Laminate wood flooring, uPVC D/g windows to rear and side, Double panel radiator, Ceiling light, 3 x double power points, uPVC D/g French Doors to rear garden.

Staircase & Landing - 7' 7" x 5' 9" (2.31m x 1.75m) Fitted carpet, Doors leading to Bedrooms 1, 2 and Bathroom

Bedroom 1 - 11' 6" x 8' 1" (3.50m x 2.46m) Fitted Carpet, Rear Facing uPVC D/g window, Single panel radiator

Bedroom 2 - 8' 6" x 8' 3" (2.59m x 2.51m)

Fitted Carpet, Front facing uPVC D/g window, Single panel radiator, Door to Staircase to Attic Room.

Bathroom - 7' 5" x 5' 6" (2.26m x 1.68m)- Vinyl Flooring, Panel Bath with shower attached, Wash hand basin, Mixer Tap, Vanity cupboard. W.c close coupled, Side facing uPVC D/g obscured window, Chrome Ladder/Towel Radiator, fully tiled walls, Inset spot lighting in ceiling

Staircase to Attic Room

Attic Room - 12' 2" x 9' 5" (3.71m x 2.87m) - Fitted carpet, 2x Velux D/g Windows to Front & Rear, Ladder Radiator, Custom fitted wardrobes, Doors to Storage in the Eves. NB: Head height restricted to sides due to sloping roof.

Front Garden - Front- Laid to lawn with stepping stone pathway, outside tap, Lockable side gate access to rear garden.

Triple Driveway - Can fit up to 3 cars to park off-road.

Rear & Side Garden - South-West Facing - Very large corner garden in 2 tiers, Natural Stone Patio with Pergola Over, raised feature border with beach pebbles surround, laid to lawn, 4 steps up to further laid to lawn area, all enclosed by feather edge & wooden panel fencing, Attractive flower beds, mature trees and shrubbery **EXTERNAL DOUBLE POWER POINT.**

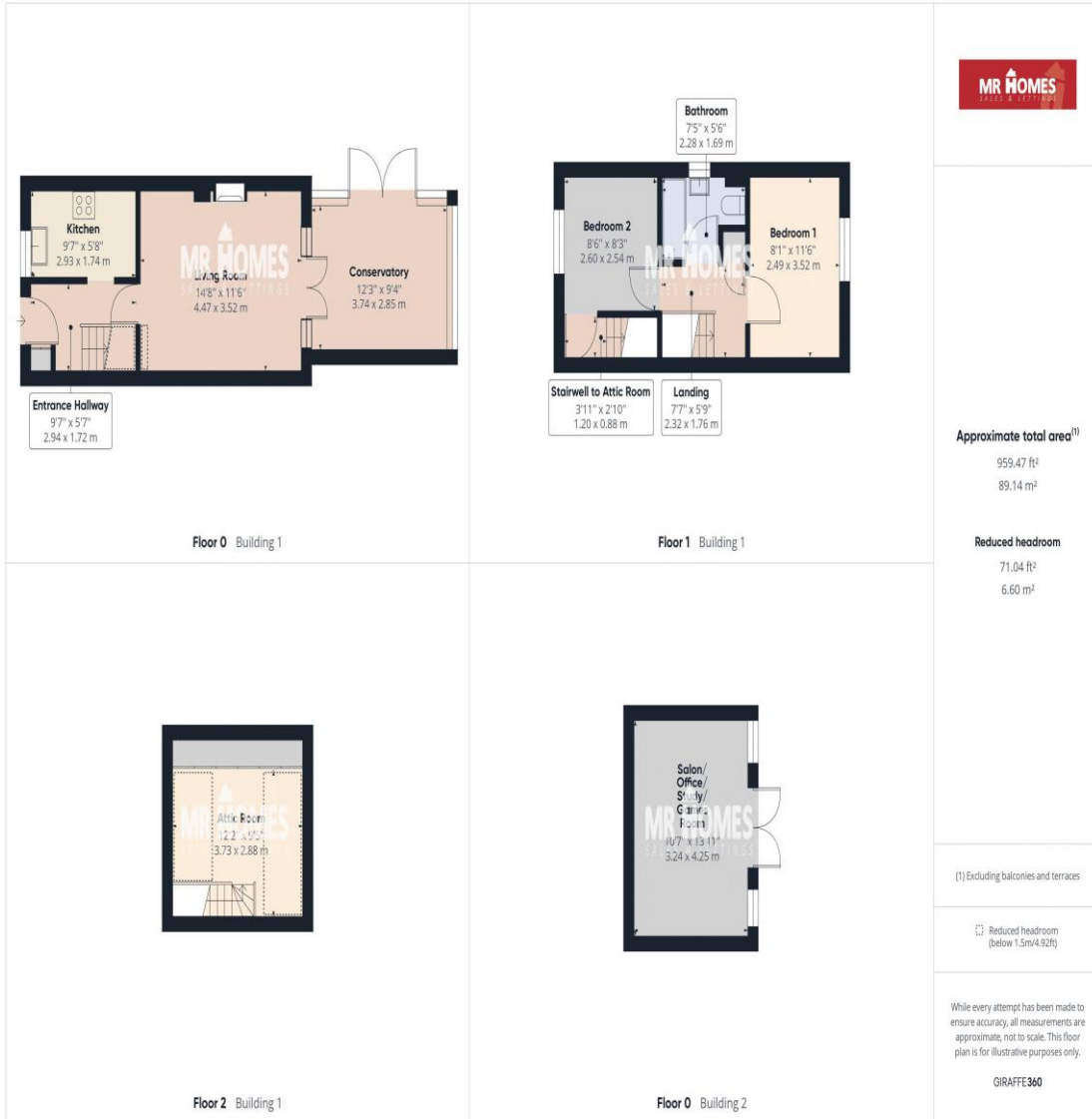
Outbuilding/ Salon/ Office/ Study/ Games Room

13' 11" x 10' 7" (4.24m x 3.22m)

Enter via Double Doors, 2x Windows, Power Points, Lighting & Plumbing/Water Supply, Electric Extractor Fan.



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.



CARDIFF WEST

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