

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Richmond Road,
Roath,
Cardiff CF24 3BT

Guide Price £400,000 to £425,000
Freehold

Richmond Road Roath, Cardiff, CF24 3BT

Overview

- 3x DOUBLE BED TERRACE HOUSE & 2x STOREY DETACHED COACH HOUSE
- IDEAL INVESTMENT OPPORTUNITY
- 3x RECEPTION ROOMS & KITCHEN/DINER
- UTILITY & DOWNSTAIRS SHOWER ROOM OFF 2ND RECEPTION ROOM
- STORE ROOM
- ENCLOSED FRONT & REAR GARDENS
- BAY FRONTED
- SOUGHT AFTER LOCATION
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



A LARGE 3x DOUBLE BED BAY FRONTED TERRACE HOUSE & A DETACHED 2x STOREY COACH HOUSE - EXCELLENT INVESTMENT OPPORTUNITY or AN IDEAL SPACIOUS FAMILY HOME - MAIN HOUSE RETAINS SOME ORIGINAL FEATURES - 3x SPACIOUS RECEPTION ROOMS - KITCHEN/DINER - UTILITY/LAUNDRY ROOM - STORE ROOM - GROUND FLOOR SHOWER ROOM & A SEPARATE W.C - 3x LARGE DOUBLE BEDROOMS & FAMILY BATHROOM. 2x STOREY COACH HOUSE TO REAR IS DETACHED AND ACCESSED VIA REAR GATED LANE - GARAGE - LARGE STORE ROOM - UTILITY ROOM - W.C & 2x LARGE ROOMS TO THE 1st FLOOR.

MR HOMES are very pleased to Offer FOR SALE this Traditional Bay Fronted & Very Spacious Family Home, which retains some Original Features, Ceramic Tile Floor, High Ceilings, Some Original Cornicing. The property comprises in brief: Open Porch, Entrance Hallway, Living Room to Front, Middle Reception Room, Utility/Laundry Room, Shower Room & W.c with Door to Rear Garden, Store Room, Sitting Room, Kitchen/Diner, Cloakroom/Downstairs W.c, Balustrade Staircase to the 1st Floor Split-Level Landing, Master Bedroom One, Bedroom Two, Bedroom Three & a Modern Family Bathroom Suite. The Detached Coach House comprises of: Entrance Hallway, Large Garage, Large Storage Room, Utility Room & W.c, Staircase to the 1st Floor where there are 2x Large Rooms. The Coach House is Equipped with Power & Lighting. The Beautiful Front Garden is Enclosed. The Rear Garden is a Good Size and also Enclosed. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Combi-Boiler.

EPC Rating = D.

Council Tax Band = F.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Main House

Entrance Hallway with Original Tile Flooring - 23' 3" x 5' 10" (7.08m x 1.78m)

Living Room - Reception Room 1 - 14' 1" x 12' 4" (4.29m x 3.76m)

2nd Reception Room / Bedroom 4 - 12' 0" x 11' 0" (3.65m x 3.35m)

Utility / Laundry Room - 5' 10" x 5' 2" (1.78m x 1.57m)

Shower Room & W.c - 6' 2" x 3' 10" (1.88m x 1.17m)

Store Room - 5' 2" x 4' 6" (1.57m x 1.37m)

Sitting Room / 3rd Reception Room - 20' 5" x 11' 2" (6.22m x 3.40m)

Kitchen/Diner - 13' 0" x 11' 2" (3.96m x 3.40m)

W.c - 7' 4" x 3' 11" (2.23m x 1.19m)

1st Floor Split-Level Landing - 20' 8" x 5' 11" (6.29m x 1.80m)

Bedroom 1 - 17' 6" x 12' 6" (5.33m x 3.81m)

Bedroom 2 - 12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom 3 - 11' 4" x 10' 1" (3.45m x 3.07m)

Family Bath & Shower Room - 10' 1" x 7' 8" (3.07m x 2.34m)

Coach House

Entrance Hallway - 12' 1" x 3' 9" (3.68m x 1.14m)

Garage - 16' 11" x 13' 2" (5.15m x 4.01m)

Store Room - 13' 0" x 11' 11" (3.96m x 3.63m)

Kitchen - 10' 6" x 5' 6" (3.20m x 1.68m)

W.c - 5' 4" x 3' 6" (1.62m x 1.07m)

1st Floor - Room 1 - 17' 8" x 16' 2" (5.38m x 4.92m)

1st Floor - Room 2 - 16' 11" x 14' 6" (5.15m x 4.42m)

Front & Rear Gardens Are 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.

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 0 Building 2</p>	 <p>Floor 1 Building 2</p>	<p>Approximate total area¹</p> <p>2599.15 ft² 241.47 m²</p> <p>Reduced headroom</p> <p>149.62 ft² 13.9 m²</p> <p>Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

CARDIFF OFFICE

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