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MR HOMES
SALES & LETTINGS



Lon Y Ffin,
Michaelston,
Cardiff CF5 4ST

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

Lon Y Ffin

Michaelston, Cardiff, CF5 4ST

Overview

- EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS KITCHEN/DINER
- EXTENDED 3rd RECEPTION ROOM
- TRIPLE DRIVEWAY
- 23ft DETACHED GARAGE with POWER & LIGHTING
- LARGE FRONT GARDEN
- ENCLOSED SOUTH-EAST REAR GARDEN
- CUL-DE-SAC LOCATION
- uPVC D/G & GAS C/H
- FREEHOLD



EXTENDED 3-BED SEMI-DETACHED FAMILY HOME - SOUGHT AFTER CUL-DE-SAC LOCATION - 3-RECEPTION ROOMS - LARGE TRIPLE PRIVATE DRIVEWAY - 23ft DETACHED GARAGE with POWER & LIGHTING - LARGE FRONT GARDEN - ENCLOSED SOUTH-EAST FACING REAR GARDEN - FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Extended 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hall, Lounge, Spacious Kitchen/Diner, Extended 3rd Reception Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn, there is a Lockable Side Gate giving access into the Enclosed Rear Garden which is South-East Facing. Large Private Triple-Driveway to Front leads to the 23ft Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by an Ariston C/h Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Open Porch Roof with Welcome Light

Entrance Hall

6' 5" x 4' 10" (1.95m x 1.47m)

Lounge

13' 6" x 13' 2" (4.11m x 4.01m)

Kitchen/Diner

16' 7" x 10' 0" (5.05m x 3.05m)

3rd Reception Room / EXTENDED

14' 10" x 11' 7" (4.52m x 3.53m)

1st Floor Landing with Hatch to Insulated & Fully Boarded Loft via Attached Ladders, Loft Light.

Bedroom 1

13' 8" x 9' 7" (4.16m x 2.92m)

Bedroom 2

9' 11" x 9' 7" (3.02m x 2.92m)

Bedroom 3

9' 10" x 6' 5" (2.99m x 1.95m)

Family Bathroom Suite

6' 5" x 5' 4" (1.95m x 1.62m)

Front Garden - Large - Laid to Lawn - Lockable Side Gate Access into Rear Garden

Rear Garden with Outside Tap & Lights - Enclosed

Triple Driveway (Can be Further Extended)

Detached Garage with Power Points & Lighting

23' 0" x 8' 11" (7.01m x 2.72m)



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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