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**MR HOMES**  
SALES & LETTINGS



Heol Poyston,  
Caerau,  
Cardiff CF5 5LZ

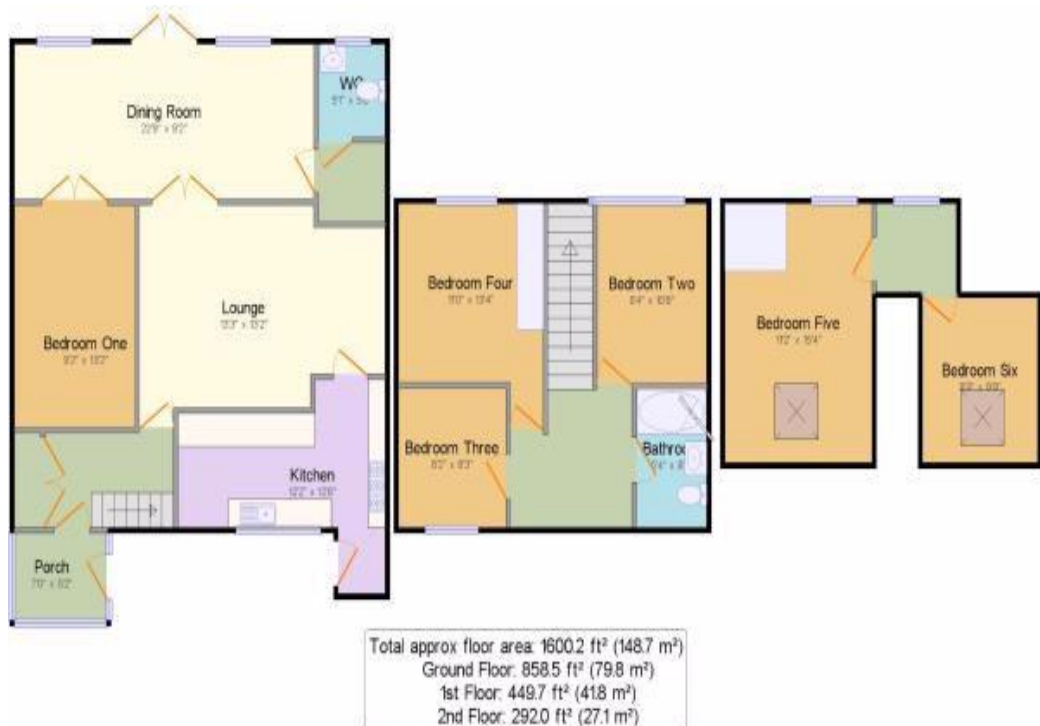
Guide Price: £260,000 to £270,000  
Freehold

# Heol Poyston

Caerau, Cardiff, CF5 5LZ

## Overview

- GREATLY EXTENDED - 3x STOREYS
- 5/6 BEDROOMS
- 2/3 RECEPTION ROOMS
- OFFICE/STUDY AREA
- DOWNSTAIRS W.C & SHOWER
- TRIPLE DRIVE - BRICK PAVED
- ENCLOSED GARDEN
- uPVC D/G & GAS C/H
- CLOSE TO SCHOOLS/SHOPS
- FREEHOLD



3x STOREYS - GREATLY EXTENDED & LARGE 5/6-BEDROOM MODERN FAMILY HOME - 3 RECEPTION ROOMS - DOWNSTAIRS SHOWER ROOM - T-SHAPE FITTED KITCHEN - 3x BEDROOMS TO 1ST FLOOR & 2x BEDROOMS TO 2ND FLOOR with OFFICE/STUDY to 2nd FLOOR LANDING - LARGE BRICK PAVED DRIVEWAY - ENCLOSED REAR GARDEN FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this EXTENDED 5/6-Bedroom Semi-Detached Family Home. The Property is Extremely Spacious Throughout and comprises of; Porch Entrance, Hallway with Storage Cupboards, T-Shaped Fitted Kitchen, Sitting Room/Main Lounge, EXTENSION to Rear/Dining Room, 3rd Reception room (currently used as a 6th Bedroom), Lobby, Downstairs Shower Room/W.c, Staircase to 1st Floor Landing, Bedrooms 1, 2, 3 Family Bathroom, Staircase to 2nd Floor Landing with Office/Study Area, Bedrooms 4 & 5 (one with a Dormer Extension). uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Combi-Boiler. Large Brick Paved Driveway to Front holds Several Vehicles. Attractive Rear Garden Low-Maintenance.

EPC Rating = C. Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Porch & Hallway** - 7' 2" x 5' 2" (2.18m x 1.57m)

Hallway - Stairs to first floor - Under-Stair Storage Cupboard - Further Storage Cupboards Built into Alcove - Laminate Flooring

**3rd Reception room (used as 6th Bedroom)** - 13' 10" x 9' 10" (4.21m x 2.99m)

**Kitchen - T-Shaped** - 15' 5" x 13' 5" max 7' 5" min (4.70m x 4.09m max 2.26m min)

**Sitting Room - Main Lounge** - 18' 8" x 13' 1" max (5.69m x 3.98m)

**Dining Room - EXTENSION** - 23' 0" x 9' 6" (7.01m x 2.89m)

**Lobby to Shower Room** - 4' 9" x 4' 5" (1.45m x 1.35m)

**Shower Room** - 5' 6" x 4' 6" (1.68m x 1.37m)

**Staircase to 1st Floor Landing**

**Bedroom 1**

13' 5" max x 11' 1" (4.09m x 3.38m)

**Bedroom 2**

12' 3" x 10' 9" (3.73m x 3.27m)

**Bedroom 3**

8' 2" x 8' 2" (2.49m x 2.49m)

**Bathroom**

8' 2" x 5' 5" (2.49m x 1.65m)

**Staircase to 2nd Floor Landing & Office/Study**

**Bedroom 4**

15' 3" max x 9' 9" (4.64m x 2.97m)

**Bedroom 5**

9' 10" x 8' 11" (2.99m x 2.72m)

**Outside Front & Driveway Brick Paved**

Low Maintenance - Brick Built Storage Unit - Driveway Holds up to 4 vehicles.

**Rear Garden - Enclosed**

Low-Maintenance.



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

Homes House,  
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