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**MR HOMES**  
SALES & LETTINGS



Bishop Hannon Drive,  
Fairwater,  
Cardiff CF5 3QQ

Guide Price £225,000  
Freehold

# Bishop Hannon Drive Fairwater, Cardiff, CF5 3QQ

## Overview

- MODERN 3-BED FAMILY HOME
- MODERNISED THROUGHOUT
- MOVE STRAIGHT IN
- NEWLY FITTED WINDOWS & DOORS (2018)
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM SUITE
- PRIVATE DRIVEWAY TO FRONT & ALLOCATED PARKING SPACE TO REAR
- GAS C/H with COMBI-BOILER
- ENCLOSED REAR GARDEN
- FREEHOLD

A MODERN 3-BEDROOM FAMILY HOME - RENOVATED THROUGHOUT - IDEAL FOR 1st TIME BUYERS or INVESTOR/LANDLORDS - NEWLY FITTED WINDOWS & DOORS (2018) - RE-FITTED KITCHEN/DINER - RE-FITTED FAMILY BATHROOM SUITE with SAOD WHITE QUARTZ FLOOR & WALL TILES - ENCLOSED REAR GARDEN - CLOSE TO LARGE PLAYING FIELDS - BRICK-PAVED PRIVATE DRIVEWAY TO FRONT & AN ALLOCATED PARKING SPACE TO REAR - GAS C/H with WORCESTER COMBI-BOILER – FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Family Home comprising in brief, Enter via Composite Door, Entrance Hallway, Lounge, Kitchen/Diner with Soft-Closing Doors & Drawers, 1st Floor Landing with Access to the Insulated & Boarded Loft via Wooden Fold Down Ladders, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden has Laid Slate Chippings Bordering the Front Bay Window, Private Brick-Paved Driveway to Front. The Rear Garden is Low-Maintenance with Natural Stone Patio & Enclosed by Feather Edge Fencing. There is a Lockable Gate Giving Access to the 2nd Rear Allocated Parking Space & Playing Fields. Gas Central Heating powered by a Worcester Greenstar Classic CDI 34Kw 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 Hall

Enter via a New Composite Door with matching obscured D/g window to front, laminate flooring, single panel radiator. Door to Lounge & Staircase to 1st Floor Landing.

### Lounge

16' 9" into Bay Window x 13' 7" max (5.10m x 4.14m)

Fitted carpet, uPVC D/g bay window to front, living flame 'coal effect' gas fireplace with stone mantle surround single panel radiator. Door into Kitchen/Diner.

### Kitchen/Diner - Re-Fitted & Modern

13' 6" x 9' 6" (4.11m x 2.89m)

Laminate flooring, matching wall & base units with soft closing doors & drawers, work surfaces over & tiled splashbacks, stainless steel sink, quarter bowl & drainer with mixer tap, uPVC D/g window to rear, Zanussi 4x ring gas hob with matching extractor hood over, Zanussi fan assisted electric oven with matching microwave above, plumbed for washing machine, single panel radiator, wall mounted Worcester Greenstar CDI Classic combi-boiler. Composite D/g door to rear garden.

### 1st Floor Landing

Fitted carpet to staircase & landing, large hatch to insulated & boarded loft via attached wooden fold down ladders. Doors to; Bedrooms 1, 2, 3 & the Family Bathroom Suite.

### Bedroom 1

13' 7" to back of fitted wardrobe x 11' 7" max into doorway (4.14m x 3.53m)

Fitted carpet, 2x uPVC D/g windows to front, single panel radiator, Double doors to large, fitted wardrobe & Door to large, fitted cupboard.

### Bedroom 2

10' 6" x 7' 7" (3.20m x 2.31m)

Fitted carpet, uPVC D/g window to rear, single panel radiator.

### Bedroom 3

7' 6" x 5' 9" (2.28m x 1.75m)

Fitted carpet, uPVC D/g window to rear, single panel radiator.

### Family Bathroom - Re-Fitted & Modern

7' 6" x 5' 1" (2.28m x 1.55m)

Saod White Quartz Floor & Wall Tiles, panel bath with chrome mixer tap & electric shower over, glass shower screen, wash hand basin with chrome mixer tap, set in vanity cupboard, close-coupled W.c, chrome ladder radiator, ceiling mounted electric extractor fan.

### Front Garden - Laid Slate Chippings - Wall Mounted Welcome Sensor Light

### Rear Garden - Enclosed & Low-Maintenance

Natural Stone Patio, Wood Panel Storage Shed, Outside Tap. Enclosed by Feather Edge Fencing. Lockable Side Gate to Rear accessing Large Playing Fields.

### Brick-Paved Driveway to Front & Extra Allocated Parking Space to Rear of Garden.

2x Off-Road Parking Spaces.



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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