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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Heol Eglwys,  
Caerau,  
Cardiff CF5 5NY

Offers in Excess of £239,950  
Freehold



# Heol Eglwys

## Caerau, Cardiff, CF5 5NY

### Overview

- IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME
- MOVE STRAIGHT IN!!!
- VERY LARGE & ENCLOSED REAR GARDEN
- MODERNISED THROUGHOUT
- RE-FITTED KITCHEN/DINER
- GYPSUM BRICK FEATURE WALL
- LOG BURNING STOVE
- TRIPLE DRIVEWAY - BRICK-PAVED
- UTILITY ROOM STORAGE ROOM & WORKSHOP
- FREEHOLD

\*\*\* Offers In Excess of: £239,950 \*\*\* NO CHAIN SALE!!!

IMMACULATE & MODERN 3-BED SEMI-DETACHED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE DECOR THROUGHOUT IS TO A HIGH STANDARD - MOST OF THE FURNITURE IS NEGOTIABLE - VERY LARGE & ENCLOSED REAR GARDEN - SPACIOUS LOUNGE with WOOD BURNING STOVE - RE-FITTED KITCHEN/DINER with LARGE PORCELAIN TILED FLOOR & GYPSUM BRICK FEATURE WALL - CLOAKROOM/DOWNSTAIRS W.C - UTILITY ROOM - STORAGE ROOM - WORKSHOP - 3x BEDROOMS & A MODERN FAMILY BATHROOM SUITE - ATTIC IS INSULATED & PARTIALLY BOARDED with ATTACHED LADDER - TRIPLE BRICK-PAVED DRIVEWAY TO FRONT & A FRONT ENCLOSURE with ROOF COVERING - uPVC D/G WINDOWS & GAS C/H with WORCESTER COMBI-BOILER - FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway, Lounge, Kitchen/Diner, Cloakroom/Downstairs W.c, Utility Room, Storage Room, Workshop, 1st Floor Landing, Bedrooms 1, 2, 3, & a Family Bathroom. There is a Gated Front Enclosure with Roof Covering. The Triple Driveway to Front is Fully Brick-Paved. The Very Large Rear Garden is Enclosed. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Hallway - 10' 0" x 6' 5" max (3.05m x 1.95m)**

**Lounge - 14' 7" x 10' 10" (4.44m x 3.30m)**

Wood Burning Stove

**Kitchen/Diner - Re-Fitted & Modern - 18' 2" x 10' 10" (5.53m x 3.30m)**

Gypsum Brick Feature Wall to Dining Area & Large Porcelain Tile Flooring.

**Cloakroom/ Downstairs W.c - 4' 7" x 2' 10" (1.40m x 0.86m)**

**Utility Room & Storage Room - 18' 9" x 4' 10" (5.71m x 1.47m)**

**Store/ Workshop - 6' 1" x 6' 0" (1.85m x 1.83m)**

**1st Floor Landing - 7' 5" x 6' 6" (2.26m x 1.98m)**

**Attic - Insulated - Partially Boarded - Velux D/g Window - Attached Ladders**

Houses Worcester Combi-Boiler.

**Bedroom 1 - 12' 0" x 11' 0" (3.65m x 3.35m)**

**Bedroom 2 - 14' 9" x 8' 6" (4.49m x 2.59m)**

**Bedroom 3 - 9' 4" x 7' 11" (2.84m x 2.41m)**

**Family Bathroom - 6' 6" x 5' 6" (1.98m x 1.68m)**

**Outside Front - Fully Brick-Paved - Side Gate to Enclosure with Roof Covering**

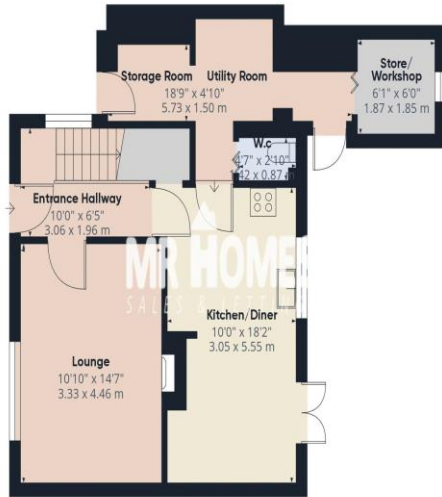
**Triple Driveway - Brick-Paved**

**Rear Garden - Very Large & Enclosed Rear Garden**

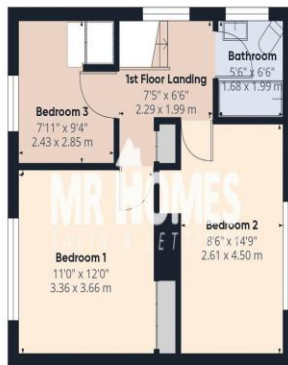




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

995.93 ft<sup>2</sup>

92.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

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