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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Heol Poyston,
Caerau, Cardiff
CF5 5LZ

Guide Price £200,000 to £210,000
Freehold

Heol Poyston Caerau, Cardiff, CF5 5LZ

Overview

- 3-BED SEMI-DETACHED FAMILY HOME
- PUT YOUR OWN STAMP ON THIS PROPERTY
- 18ft KITCHEN/DINER
- EXTENDED DOWNSTAIRS WET/SHOWER ROOM & W,C
- 3rd W.C DOWNSTAIRS
- UPSTAIRS FAMILY BATHROOM
- LARGE DRIVEWAY - HOLDS SEVERAL VEHICLES
- VERY LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



3-BED SEMI-DETACHED FAMILY HOME - PUT YOUR OWN STAMP ON THIS PROPERTY - EXTENDED WET/SHOWER ROOM with W.C TO SIDE - LOUNGE - KITCHEN/DINER - OUTHOUSE - DOWNSTAIRS W.C - UPSTAIRS FAMILY BATHROOM - 3x BEDROOMS - LARGE DRIVEWAY TO FRONT HOLDS SEVERAL VEHICLES INCLUDING MOTORHOMES / CAMPERVANS - VERY LARGE & ENCLOSED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H - FREEHOLD.



MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Lounge, Kitchen/Diner, Wet/Shower Room with W.c, Outhouse, Downstairs W.c, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. Large Pressed Concrete Driveway to Front & a Very Large Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic c30 kw Combi-Boiler.

EPC Rating = D.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 10' 2" x 6' 5" (3.10m x 1.95m)

Lounge - 14' 6" x 12' 3" (4.42m x 3.73m)

Kitchen/Diner - 18' 2" x 10' 2" (5.53m x 3.10m)

Pantry - 3' 0" x 2' 7" (0.91m x 0.79m)

Wet/Shower Room & W.c - 10' 1" x 5' 4" (3.07m x 1.62m)

Outhouse - 11' 6" x 6' 1" (3.50m x 1.85m)

Downstairs W.c - 4' 7" x 3' 1" (1.40m x 0.94m)

1st Floor Landing - 7' 4" x 6' 7" (2.23m x 2.01m)

Bedroom 1 - 11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom 2 - 14' 6" x 8' 5" (4.42m x 2.56m)

Bedroom 3 - 9' 3" x 7' 11" (2.82m x 2.41m)

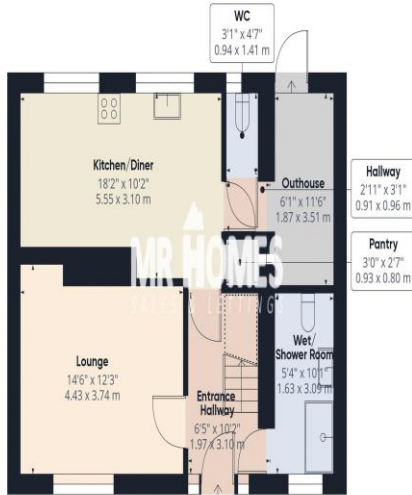
Family Bathroom - 6' 7" x 5' 8" (2.01m x 1.73m)

**Pressed Concrete Driveway - Holds Several Vehicles /
Motorhome/ Camper Van**

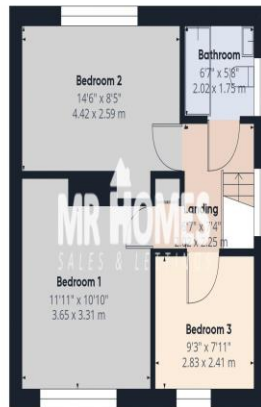
**Rear Garden - Very Large & Enclosed with Double Gates
Accessed Via Rear Lane**



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

1002.83 ft²
93.17 m²

Reduced headroom

14.1 ft²
1.31 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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