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MR HOMES
SALES & LETTINGS



Amroth Road
Cardiff
CF5 5DR

Guide Price £150,000 - £160,000
Freehold

Amroth Road, Caerau. Cardiff, CF5 5DR

Overview

- NO CHAIN!!!
- FREEHOLD
- ATTENTION FIRST TIME BUYERS
- ATTENTION LANDLORDS/INVESTORS
- PRIVATE DRIVEWAY
- LARGE LIVING ROOM WITH BAY WINDOW
- MODERN FITTED KITCHEN
- LARGE ENCLOSED REAR GARDEN
- uPVC DOUBLE GLAZING



GUIDE PRICE: £150,000 - £160,000

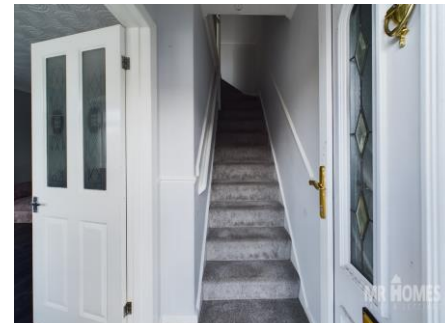
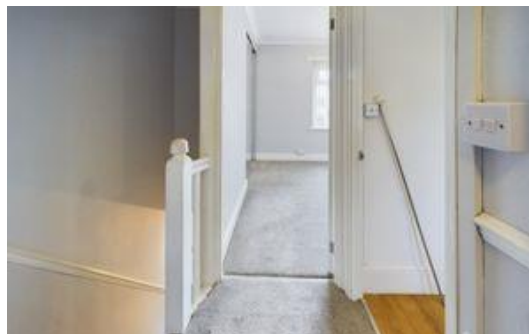
NO CHAIN!!! 2-BED TERRACED STARTER HOME - IDEAL FOR 1st TIME BUYERS or LANDLORD/INVESTORS - EARLY VIEWING IS ADVISED - MODERN KITCHEN BATHROOM SUITE - ENCLOSED REAR GARDEN - PRIVATE DRIVEWAY TO FRONT - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - FREEHOLD - **MR HOMES** are pleased to Offer FOR SALE this 2 x Double Bedroom Terraced Property, comprising in brief; Entrance Hall, Spacious Lounge with Bay Window, Kitchen with Large Understairs Storage Cupboard; 1st Floor Landing; Bedrooms 1 & 2 and Family Bathroom Suite. Off-Road Parking to Front & an Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: D

Council Tax Band: B.

PLEASE MAKE AN OFFER, PLEASE HEAD TO WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



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Entrance Hallway

4' 5" x 3' 6" (1.35m x 1.07m)

Accessed via uPVC door with obscured double glazing panels; carpeted; alarm panel; central heating thermostat; access to Living Room and stairs rising to first floor

Living Room

15' 0" x 12' 8" (4.57m x 3.86m)

Laminate wood flooring; double radiator; uPVC double glazed bay window to front; cupboard housing RCD Consumer Unit and electric meter; access to Kitchen via timber door with obscured glazed panels

Kitchen

5' 11" x 12' 8" (1.80m x 3.86m)

Tiled flooring; matching base and wall units with complementing worktops over and tiled splashbacks; integrated Baumatic four ring gas hob with extractor hood over and integrated Newworld fan assisted electric oven; enamel sink with half bowl and draining board and stainless Steel mixer tap; understairs cupboard housing alarm system; 2 x uPVC double glazed windows to rear and access to rear garden via uPVC door with obscured double glazed panel

Bedroom 1

9' 5" x 12' 10" (2.87m x 3.91m)

Carpeted; double radiator; built-in wardrobe; uPVC double glazed window to front

First Floor Landing

3' 8" x 3' 3" (1.12m x 0.99m)

Carpeted; access to both bedrooms and Family Bathroom and access to loft via hatch

Bedroom 2

10' 0" x 9' 8" (3.05m x 2.94m)

Laminate wood flooring; double radiator; cupboard housing Worcester central heating combi boiler; uPVC double glazed window to rear

Family Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Vinyl flooring; chromed ladder radiator fully tiled walls; matching white suite - panelled bath with Triton electric shower over, pedestal wash hand basin with separate hot and cold taps and W.C.; uPVC obscured double glazed window to rear

Outside Front

Driveway approached via metal gates; mature bushes

Outside Rear

Raised decking area; mainly slabbed and area of artificial lawn



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 & THE VALE

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