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**MR HOMES**  
SALES & LETTINGS



Bishopston Road  
Caerau, Cardiff  
CF5 5DZ

Guide Price £190,000 to £200,000  
FREEHOLD

# Bishopston Road, Caerau, Cardiff, CF5 5DZ

## Overview

- NO CHAIN!!!
- ATTENTION FIRST TIME BUYERS & LANDLORDS
- PRIVATE OFF-ROAD PARKING
- SUBSTANTIAL REAR GARDEN
- LARGE LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS WC
- SIDE ACCESS to UTILITY & STORAGE
- uPVC DG WINDOWS & GAS CH COMBI BOILER
- FREEHOLD



**NO CHAIN!!! - ATTENTION FIRST TIME BUYERS & LANDLORDS/INVESTORS!!! - 3-BED SEMI-DETACHED FAMILY HOME - LARGE LIVING ROOM - KITCHEN/DINER - DOUBLE GATED DRIVEWAY TO FRONT - LARGE & ENCLOSED REAR GARDEN – FREEHOLD**

**MR HOMES** are pleased to *offer FOR SALE* this 3-Bedroom Semi-Detached Property, comprising in brief: Entrance Hall, Living Room, Kitchen/Diner, Downstairs W.C. and Utility, First Floor Landing, Bedrooms 1, 2, & 3 and Family Bathroom. Gated Off-Road Parking to Front on Private Driveway with Front Garden & Enclosed North-West Facing Garden to Rear. uPVC Double Glazed Windows & Gas Central Heating powered by a Ferroli Modena 27C HE Combi Boiler.

EPC Rating: D  
Council Tax Band: C

**EARLY VIEWING IS HIGHLY RECOMMENDED**

**Viewings Strictly by Appointment ONLY**

**CALL 02920 204 555**  
**ONLINE [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**



### Outside Front

Driveway for private parking for one car; lawned area and concrete path to Front Door and separate side access to Outhouse/Utility area

### Entrance Hall

9' 10" x 6' 6" (2.99m x 1.98m)

Approached via uPVC Front Door with Obscured DG Panels; Vinyl Flooring; Single Radiator; access to Living Room and Kitchen. Stairs rising to First Floor

### Living Room

10' 10" x 14' 6" (3.30m x 4.42m)

Laminate Flooring; Single Radiator; uPVC GD Window to Front

### Kitchen/Diner

10' 2" x 18' 0" (3.10m x 5.48m)

Tiled Flooring; Single Radiator; Understairs Cupboard housing Coat Hooks and Shelving; matching base and wall units with worktops over and tiled splash backs; cupboard housing RCD Consumer Unit and Electricity Meter; Stainless Steel Sink and Draining Board with hose type stainless steel mixer tap; uPVC Window to Rear and uPVC Doors with DG Panels leading to Rear Garden; Timber Door with Decorative Panels leading to Downstairs WC, Utility Area and Side Access

### Downstairs WC

4' 7" x 2' 9" (1.40m x 0.84m)

Laminate Flooring; WC; Cupboard housing Gas Meter

### Outhouse/Utility

5' 11" x 5' 9" (1.80m x 1.75m)

Access from side of property via uPVC Door with Obscured DG Panel; Tiled Flooring; Storage Cupboard; Utility area with space and plumbing for washing machine; Timber Single Glazed Window to Rear; uPVC Door with Obscured DG Panel providing separate side access to Rear Garden

### First Floor Landing

7' 3" x 6' 6" (2.21m x 1.98m)

Carpeted; uPVC Window to Side; access to Bedrooms 1, 2 & 3 and Family Bathroom; Original Storage Cupboard with Shelving; Access Hatch to Loft

### Bedroom 1

10' 9" x 12' 0" (3.27m x 3.65m)

Laminate Flooring; Single Radiator; Original Storage Cupboards/Wardrobes; uPVC DG Window to Front

### Bedroom 2

8' 8" x 14' 8" (2.64m x 4.47m)

Laminate Flooring; Single Radiator; Original Storage Cupboard/Wardrobe; Cupboard housing Ferroli Modena 27C HE Gas Central Heating Combi Boiler; uPVC DG Window to Rear

### Bedroom 3

7' 9" x 7' 3" (2.36m x 2.21m)

Laminate Flooring; Double Radiator; In-built Wardrobes, one with rails, one with shelving; Single Bunk Bed

### Family Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

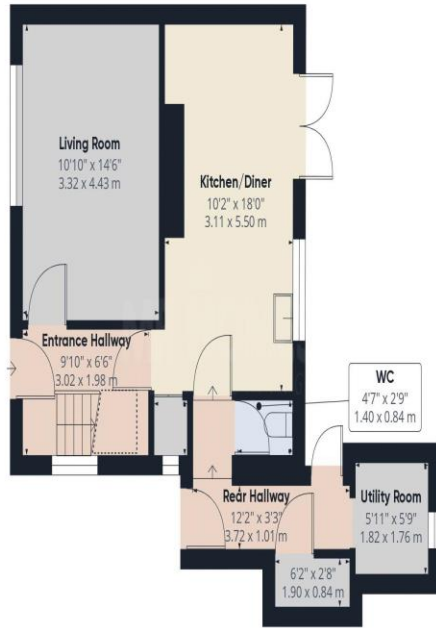
Vinyl Flooring; matching white suite comprising panelled bath with stainless steel mixer tap and Triton Cara Electric Shower; pedestal hand wash basin with stainless steel mixer tap; WC; Chromed Ladder Radiator; uPVC Obscured DG Window to Side

### Rear Garden

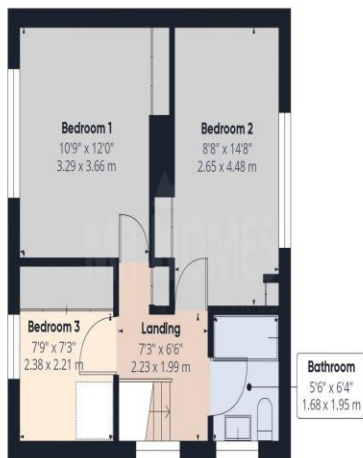
Slabbed Patio Area; Large Decked Area to one side including sunken trampoline; artificial lawned area including timber Wendy House; raised play area at rear of garden; GRP Shed; Outside Tap; 2 x Outdoor Power Sockets



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>

952.04 ft<sup>2</sup>

88.45 m<sup>2</sup>

Reduced headroom

16.44 ft<sup>2</sup>

1.53 m<sup>2</sup>

(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.

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**CARDIFF & THE VALE**

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