

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Lauriston Close,
Caerau,
Cardiff CF5 5PT

Guide Price £140,000 to £150,000
Freehold

Lauriston Close

Caerau, Cardiff, CF5 5PT

Overview

- MODERN 1-BEDROOM PROPERTY
- VERY WELL PRESENTED THROUGHOUT
- MOVE STRAIGHT IN - QUIET CUL-DE-SAC
- MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- SPACIOUS LOUNGE
- GOOD SIZE & ENCLOSED REAR GARDEN - SOUTH-WEST FACING
- BACKS ONTO WOODLANDS
- DRIVEWAY TO FRONT
- FREEHOLD

A MODERN & VERY WELL PRESENTED 1-BEDROOM PROPERTY - YOU CAN MOVE STRAIGHT IN - MODERN FITTED KITCHEN - MODERN BATHROOM 3-PIECE WHITE MATCHING SUITE - SPACIOUS LIVING ROOM - DOUBLE BEDROOM with BALCONY OVERLOOKING LIVING ROOM - PRIVATE DRIVEWAY TO FRONT - SOUTH-WEST FACING ENCLOSED REAR GARDEN BACKS ONTO WOODLAND - QUIET CUL-DE-SAC – FREEHOLD.

MR HOMES are very pleased to Offer FOR SALE this 1-Bedroom Mid-Terrace House, comprising in brief; Entrance Hallway with Archway to the Fitted Kitchen, Spacious Living Room, Staircase to the 1st Floor Landing with Storage cupboard, Double Bedroom with Balcony Overlooking the Living Room & a Modern 3-Piece Bathroom Suite with Hatch Access to the Insulated Loft. The Front Garden is laid to Lawn. The Rear Garden is South-West Facing, has a Patio to Lawn and is Enclosed, backing onto Woodlands. Private Driveway to Front. The Property benefits further from uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Apollo Combi-Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = C.
WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

8' 0" x 4' 4" (2.44m x 1.32m)

Kitchen

8' 11" x 8' 1" (2.72m x 2.46m)

Living Room

14' 2" x 13' 8" (4.31m x 4.16m)

1st Floor Landing

Bedroom

13' 2" x 8' 6" (4.01m x 2.59m)

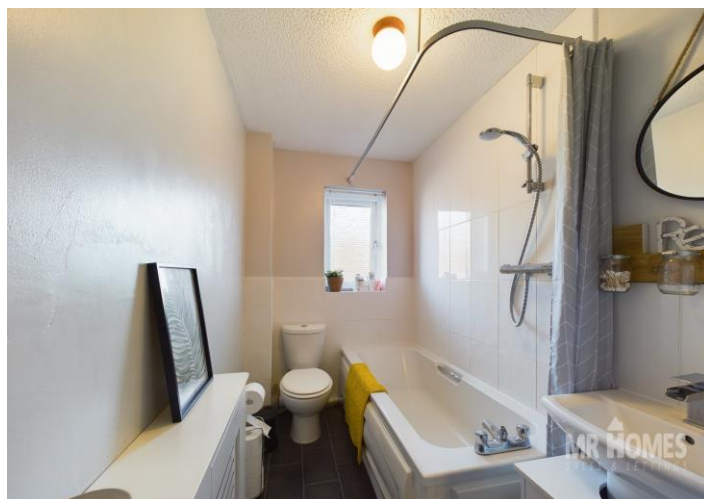
Bathroom

10' 5" x 4' 10" (3.17m x 1.47m)

Front Garden

Rear Garden - South-West Facing

Private Driveway to Front



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

487.29 ft²

45.27 m²

Reduced headroom

9.05 ft²

0.84 m²

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

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD