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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Cyntwell Crescent

Caerau

Cardiff

Guide Price £210,000 to £220,000 Freehold

# Cyntwell Crescent Caerau, Cardiff, CF5 5QH

## Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- REAR EXTENSION - UNFINISHED - PATIO DOORS TO BE FITTED\*
- 2x RECEPTION ROOMS
- OUTHOUSE/ UTILITY/LAUNDRY ROOM
- DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- LARGE REAR GARDEN
- PRIVATE DRIVEWAY
- FREEHOLD



## NO CHAIN!!!

3-BED SEMI-DETACHED FAMILY HOME - PLEASE NOTE: - THE REAR EXTENSION HAS BEEN ERRECTED BUT REMAINS UNFINISHED, THE VENDOR HAS INFORMED US THE PATIO DOORS WILL BE FITTED\* THE PROPERTY IS FREEHOLD.

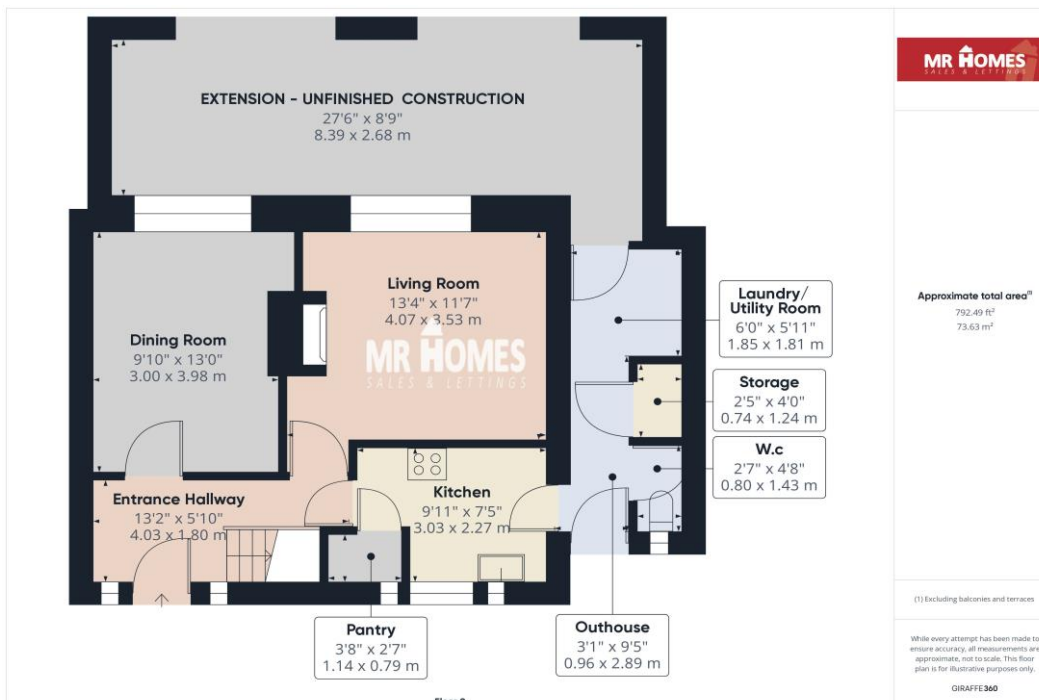
**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway, Dining Room, Living Room, Extension - Unfinished, Kitchen, Pantry, Outhouse & Laundry/Utility Room, Downstairs W.c, Storage Cupboard, 1st Floor Landing, Bedrooms 1, 2, 3, Family Bathroom & the Attic is Insulated & Boarded and accessed via Attached Fold Down Wooden Ladders. Private Driveway to the Front Holds Several Vehicles, A Large & Enclosed Rear Garden Facing South-East. Unfinished Outbuilding Structure to the Rear Left of the Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a MAIN ECO ELITE 25kw COMBI-BOILER.

EPC Rating = D.

Council Tax Band = D.

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

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Entrance Hallway**

13' 2" x 5' 10" (4.01m x 1.78m)

**Dining Room**

13' 0" x 9' 10" (3.96m x 2.99m)

**Living Room**

13' 4" x 11' 7" (4.06m x 3.53m)

**EXTENSION - UNFINISHED CONSTRUCTION**

27' 6" x 8' 9" (8.38m x 2.66m)

NB: Patio Doors to be fitted\* As Advised by Vendor.

**Kitchen**

9' 11" x 7' 5" (3.02m x 2.26m)

**Pantry**

3' 8" x 2' 7" (1.12m x 0.79m)

**Outhouse & Laundry/ Utility Room**

15' 5" x 5' 11" max (4.70m x 1.80m)

**W.c**

4' 8" x 2' 7" (1.42m x 0.79m)

**Storage Cupboard**

4' 0" x 2' 5" (1.22m x 0.74m)

**1st Floor Landing**

9' 3" x 3' 4" (2.82m x 1.02m)

**Bedroom 1**

11' 4" x 10' 9" (3.45m x 3.27m)

**Bedroom 2**

10' 10" x 10' 8" (3.30m x 3.25m)

**Bedroom 3**

8' 3" x 8' 2" (2.51m x 2.49m)

**Family Bathroom**

8' 1" x 5' 10" (2.46m x 1.78m)

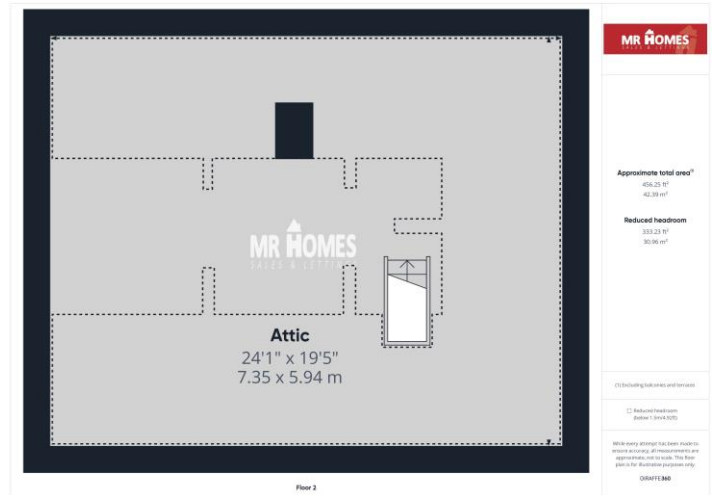
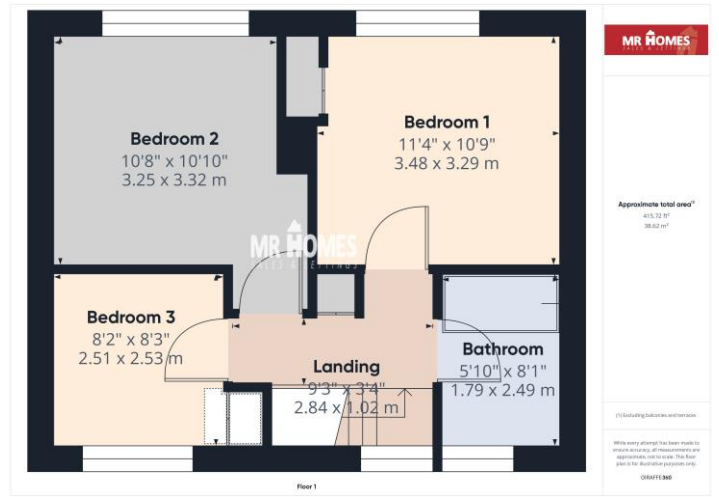
**Attic - Reduced Headroom to Sides Due to Sloping Roof**

24' 1" x 19' 5" (7.34m x 5.91m)

Insulated &amp; Boarded Loft, Loft Light &amp; Attached Folding Wooden Ladders.

**Outside Front - Low-Maintenance****Private Driveway Holds Several Vehicles****Rear Garden - Enclosed - SOUTH-EAST FACING**

Unfinished Outbuilding Erected.



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 WEST

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