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HOMES HOUSE

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MR HOMES
SALES & LETTINGS



Llanover Road,
Michaelston,
Cardiff CF5 4TL

Guide Price £255,000 to £265,000
Freehold

Llanover Road Michaelston, Cardiff, CF5 4TL

Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- PRIVATE DRIVEWAY & CARPORT
- GARAGE
- 2x RECEPTION ROOMS
- CLOAKROOM/DOWNSTAIRS W.C
- PARQUET FLOORING
- FRONT & REAR GARDENS
- uPVC D/G & GAS C/H
- FREEHOLD



NO CHAIN!!!

3-BED SEMI-DETACHED FAMILY HOME - PRIVATE DRIVEWAY & CARPORT - GARAGE - 2x RECEPTION ROOMS & ENTRANCE HALLWAY with PARQUET FLOORING, CLOAKROOM/DOWNSTAIRS W.C - 3x DOUBLE BEDROOMS - FRONT & REAR GARDENS – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** with No Ongoing Chain this 3-Bedroom Semi-Detached Family Home, briefly comprising, Entrance Hallway, Cloakroom/ Downstairs W.c, Living Room with Sliding Doors to the Dining Room. Re-Fitted Kitchen & Pantry, Staircase to 1st Floor Landing, Bedrooms 1, 2 & 3 all with Fitted Wardrobes, Spacious Shower Room. The Front Garden is Laid to Lawn, The Rear Garden is Enclosed with a Patio to Laid Lawn. Private Driveway to Front & Carport lead to the Garage. uPVC Double Glazing Windows & Gas Central Heating.

EPC Rating = Awaiting assessment...
Council Tax Band = D.

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



Entrance Hallway - 11' 7" x 7' 9" (3.53m x 2.36m)

Fitted Carpet with Parquet Flooring Under, Wall Mounted Alarm Panel, Radiator, Understair Storage Area.

Cloakroom/ Downstairs W.c - 6' 3" x 3' 3" (1.90m x 0.99m)

Tiled Flooring, Obscured Window to Side, W.c, Wash Hand Basin.

Living Room - 13' 10" x 11' 10" (4.21m x 3.60m)

Parquet Flooring, uPVC D/g Window to Front, Radiator, Sliding Doors to Dining Room.

Dining Room - 11' 2" x 9' 3" (3.40m x 2.82m)

Parquet Flooring, Radiator, Patio D/g Sliding Door to Rear Garden.

Kitchen - Re-Fitted - 11' 2" x 10' 4" (3.40m x 3.15m)

Tiled Flooring, Matching Wall & Base Units with Work Surfaces, Stainless Steel Sink & Drainer with Mixer Tap, Over, Tiled Splashbacks, uPVC D/g Window to Rear, Free Standing Gas Cooker with Extractor Hood Over, Space for Fridge-Freezer, Plumbed for Washing Machine, Door to Pantry & uPVC Half-Glazed & Obscured D/g Door to Side.

1st Floor Landing - 6' 8" x 3' 2" (2.03m x 0.96m)

Fitted Carpet, uPVC Obscured D/g Window to Side, Hatch to Loft housing C/h Boiler.

Bedroom 1 with Fitted Wardrobes - 14' 0" x 10' 1" (4.26m x 3.07m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Fitted Wardrobes.

Bedroom 2 with Fitted Wardrobes - 11' 11" x 11' 2" (3.63m x 3.40m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes.

Bedroom 3 with Fitted Cupboard - 10' 1" x 7' 10" (3.07m x 2.39m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Fitted Wardrobes.

Shower Room - 8' 8" x 7' 10" (2.64m x 2.39m)

Large Walk-in-Shower with Mixer Shower, Close-Coupled W.c, Pedestal Wash Hand Basin with Taps Over, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear & Obscure Window to Side, Radiator.

Front Garden

Laid Lawn with Slate Chipping Borders.

Rear Garden - Enclosed

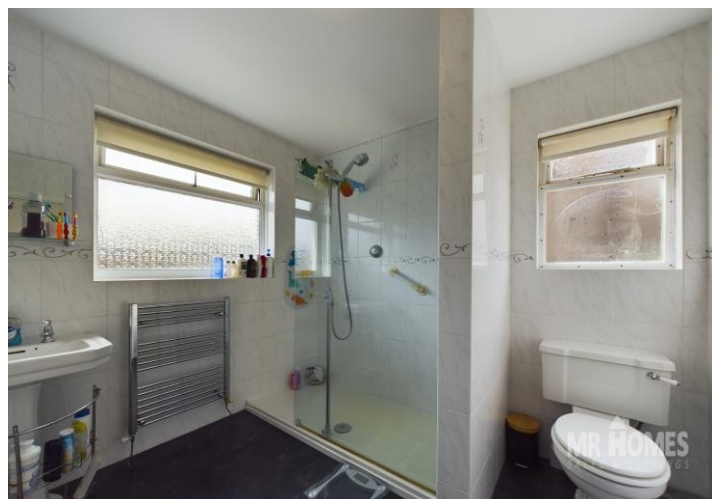
Patio to Laid Lawn with Slate Chipping Border, Outside Tap. Side Gate to Carport & Door into Garage.

Private Driveway & Carport

Leads to Garage

Garage - 17' 0" x 8' 5" (5.18m x 2.56m)

Power & Lighting



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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