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Homes House

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**MR HOMES**  
SALES & LETTINGS



Murrel Close  
Caerau  
Cardiff

Guide Price £180,000 to £190,000 Freehold



# Murrel Close

## Caerau, Cardiff, CF5 5QE

### Overview

- NO CHAIN!!!
- 2-BED END-OF-LINK
- LOCATED ON A PRIVATE DEVELOPMENT
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- CLOAKROOM/ DOWNSTAIRS W.C
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN - SOUTH-EAST FACING
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



### NO CHAIN!!!

IDEAL FOR 1st TIME BUYERS - 2-BED END-OF-LINK - CLOAKROOM/DOWNSTAIRS W.C - SPACIOUS LOUNGE - FITTED KITCHEN - ENCLOSED REAR GARDEN - PRIVATE DRIVEWAY – FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 2-Bedroom End-of-Link Starter Home, comprising in brief; Entrance Hallway, Cloakroom/ Downstairs W.c, Fitted Kitchen, Living Room, 1st Floor Landing, Bedroom 1, Bedroom 2 & a Family Bathroom. Front Garden is Laid to Lawn with a Patio Pathway, Lockable Side Gate Access into the Enclosed Rear Garden. Private Driveway. This Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating powered by a Glow.Worm 30kw ci 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' 6" x 6' 6" (4.11m x 1.98m)

Entered via Composite Door, Laminate Flooring, uPVC D/g Window to Side, Radiator, Understair Storage Area.

**Cloakroom/W.c**

4' 11" x 2' 10" (1.50m x 0.86m)

Laminate Flooring, Close-Coupled W.c, Wall Mounted Wash Hand Basin, uPVC Obscured D/g Window to Side, Radiator.

**Living Room**

13' 11" x 13' 3" (4.24m x 4.04m)

Laminate Flooring, uPVC D/g Window & French Patio Doors to Rear, Radiator.

**Kitchen**

10' 2" x 7' 3" (3.10m x 2.21m)

Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Front, 4x Ring Gas Hob with Extractor Over, Electric Oven, Space for Tall Fridge-Freezer, Plumbed for Washing Machine, uPVC D/g Window to Front, Radiator, Wall Mounted Electric Extractor Fan. Glow.Worm 30kw ci Combi-Boiler housed in Wall Cupboard.

**1st Floor Landing**

6' 6" x 6' 3" (1.98m x 1.90m)

Fitted Carpet, uPVC D/g Window to Side, Hatch to Insulated Loft.

**Bedroom 1**

12' 11" x 12' 7" (3.93m x 3.83m)

Fitted Carpet, 2x uPVC D/g Windows to Front, Radiator, Fitted Cupboard.

**Bedroom 2**

10' 6" x 7' 4" (3.20m x 2.23m)

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

**Family Bathroom**

6' 3" x 6' 2" (1.90m x 1.88m)

Panel Bath with Mixer Tap & Attached Shower, Glass Shower Screen, Pedestal Wash Hand Basin, Close-Coupled W.c, uPVC Obscured Window to Rear, Radiator, Ceiling Mounted Electric Extractor Fan.

**Front Garden**

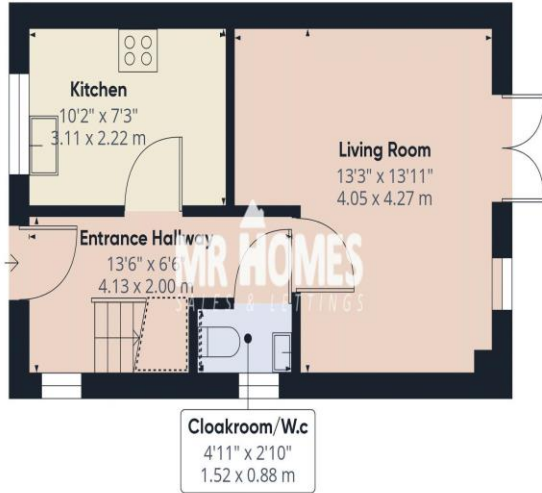
Laid Lawn with Patio Pathway. Lockable Side Gate Access into the Rear Garden.

**Private Driveway****Rear Garden - Enclosed - South-East Facing**

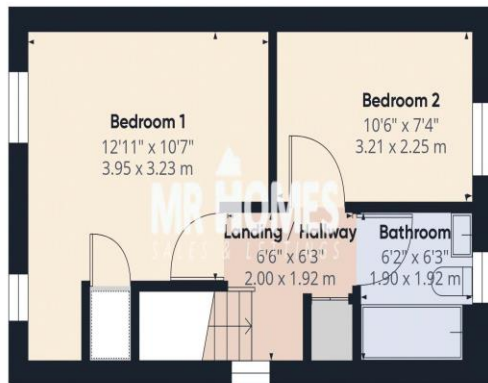
Patio to Laid Lawn, Enclosed by Feather Edge Fencing.



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>†</sup>**

626.3 ft<sup>2</sup>  
58.19 m<sup>2</sup>

**Reduced headroom**

14.94 ft<sup>2</sup>  
1.39 m<sup>2</sup>

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**

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