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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Sweldon Close
Caerau, Cardiff
CF5 5RD

Guide Price Guide Price £200,000 - £210,000
Freehold

Sweldon Close, Caerau, Cardiff, CF5 5RD

Overview

- NO CHAIN!!!
- SUBSTANTIAL CORNER PLOT
- 4-BED FAMILY HOME
- LARGE LIVING ROOM/DINER
- LARGE ENCLOSED REAR GARDEN
- DOWNSTAIRS W.C.
- LARGE MODERN KITCHEN
- uPVC D/G and Gas G/H via Combi Boiler
- VEHICLE ACCESS TO REAR GARDEN
- FREEHOLD



NO CHAIN!!! 4 BED FAMILY HOME ON SUBSTANTIAL CORNER PLOT - LARGE RE-FITTED SHOWER ROOM - SPACIOUS LOUNGE/DINER - LARGE & ENCLOSED REAR GARDEN - OFF-ROAD PARKING - FREEHOLD

MR HOMES Offer **FOR SALE** this 4 Bedroom Family Home, comprising in brief; Entrance Porch; Entrance Hall with Under Stairs Storage; Spacious Lounge and Dining Room; Modern Kitchen; Staircase rises to 1st Floor Landing with Loft Access and access to Bedrooms 1, 2, 3 & 4 and Large Shower Room. Lockable Gate providing side access to Large & Enclosed Rear Garden, as well as Timber Double Gates allowing vehicular access. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: C
Council Tax Band: C

Viewings by Appointment Only:
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WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD



Entrance Porch

5' 11" x 2' 9" (1.80m x 0.84m)

Accessed via uPVC door with decorative obscured glazed panel; carpeted; uPVC obscured double glazed windows to front and side; access to Entrance Hall via timber door with obscured glazed panels

Entrance Hallway

14' 5" x 5' 7" (4.39m x 1.70m)

Laminate wood flooring; single radiator; understairs cupboard; access to downstairs W.C., Kitchen and Lounge/Diner

Downstairs W.C.

4' 1" x 2' 6" (1.24m x 0.76m)

Vinyl flooring; panelled walls; low level W.C.; wash hand basin with mixer tap and storage unit underneath; uPVC obscured double glazed window to side

Kitchen

8' 10" x 10' 5" (2.69m x 3.17m)

Vinyl flooring; matching base and wall units with worktops over; stainless steel sink with mixer tap and draining board; space for cooker, washing machine and fridge-freezer; Ideal Atlantic 30 combi boiler; uPVC window to side; access to rear garden via uPVC door with double glazed panel

Dining Room

9' 9" x 10' 5" (2.97m x 3.17m)

Laminate wood flooring; two double radiators; feature electric fireplace; uPVC window to rear and access to rear garden via uPVC sliding patio doors

Living Room

9' 10" x 16' 6" (2.99m x 5.03m)

First Floor Landing

14' 1" x 6' 8" (4.29m x 2.03m)

Carpeted; single radiator; uPVC double glazed window to front; over stairs storage cupboard; loft hatch; access to Bedrooms 1, 2, 3 & 4 and Family Shower Room

Bedroom 1

11' 3" x 9' 10" (3.43m x 2.99m)

Carpeted; double radiator; uPVC double glazed window to rear

Bedroom 2

10' 8" x 10' 1" (3.25m x 3.07m)

Carpeted; single radiator; uPVC double glazed window to rear

Bedroom 3

7' 3" x 10' 1" (2.21m x 3.07m)

Exposed timber floorboards; single radiator; uPVC double glazed window to rear

Bedroom 4

8' 1" x 5' 1" (2.46m x 1.55m)

Carpeted; single radiator; uPVC window to front

Shower Room

6' 10" x 6' 4" (2.08m x 1.93m)

Vinyl flooring; panelled walls; chrome ladder radiator; W.C.; wash hand basin with mixer tap and storage underneath; quadrant shower cubicle with mains powered shower

Outside Front

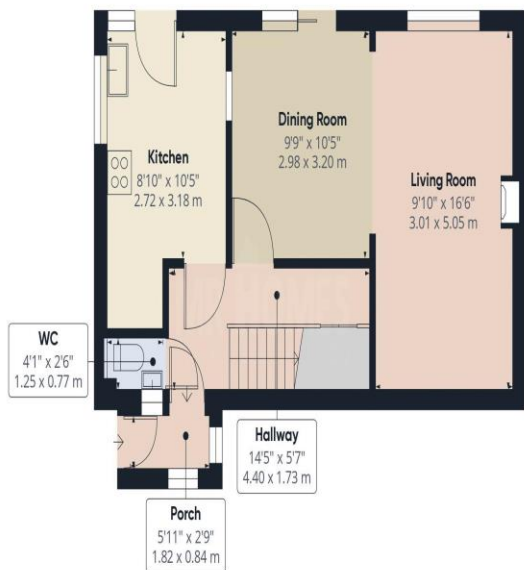
Entrance Porch accessed via uPVC front door with obscured glazed panel

Rear Garden

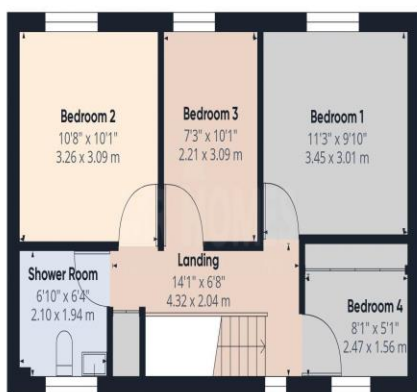
Substantial garden with slabbed patio area and then mainly laid to lawn with borders and ornamental raised beds. Pedestrian access via metal gate to side and vehicular access via double timber gates.



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 area⁹⁹

953.7 ft²

88.6 m²

Excluding balconies and terraces

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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