

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Atlas Road,  
Canton,  
Cardiff CF5 1PJ

Guide Price £190,000 to £200,000  
Freehold

# Atlas Road Canton, Cardiff, CF5 1PJ

## Overview

- NO CHAIN!!!
- 2-BED MODERN COACH HOUSE
- RE-FITTED & MODERN KITCHEN
- OPEN-PLAN MODERN LIVING
- RE-FITTED & MODERN BATH & SHOWER ROOM
- ENCLOSED REAR COURTYARD GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- RESIDENT PERMIT PARKING
- FREEHOLD



**NO CHAIN!!! 2-BED MODERN COACH HOUSE - OPEN-PLAN MODERN LIVING - RE-FITTED KITCHEN - RE-FITTED BATH & SHOWER ROOM - ENCLOSED REAR COURTYARD GARDEN - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER – FREEHOLD.**

**MR HOMES** Offer **FOR SALE** this 2-Bedroom Modernised Coach House, comprising in brief detail; Entrance Hallway, Solid Oak Doors to; Storage Cupboard, Open-Plan Lounge/Diner/Kitchen & Bath & Shower Room, Staircase to the 1st Floor Landing with Fitted Wardrobe & Doors to Bedroom 1 & Bedroom 2 with Fitted Wardrobe. There is a Good Size & Enclosed Rear Courtyard Garden which is Low-Maintenance. The Property Benefits from uPVC Double Glazing Windows, Gas Central Heating powered by an Ideal Exclusive 24kw Combi-Boiler.

***The Property is Near to Cardiff City Centre, Ninian Park Train Station plus Excellent Bus Services.***

**EPC Rating = C.**  
**Council Tax Band = C.**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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



**Entrance Hallway**

6' 1" x 2' 8" (1.85m x 0.81m)

**Open Plan Lounge/Diner/Kitchen**

28' 5" x 12' 6" (8.65m x 3.81m)

**Bath & Shower Room**

12' 5" x 6' 1" (3.78m x 1.85m)

**1st Floor Landing**

6' 10" x 2' 8" (2.08m x 0.81m)

**Bedroom 1**

11' 6" x 10' 6" (3.50m x 3.20m)

**Bedroom 2**

11' 8" x 7' 2" (3.55m x 2.18m)

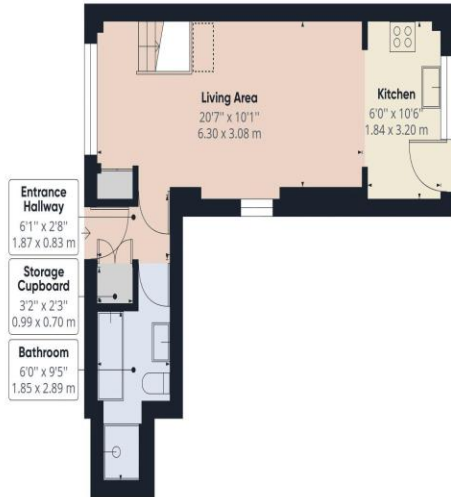
Fitted Wardrobe = 3' 7" x 2' 10" (1.09m x 0.86m)

**Rear Courtyard Garden - Enclosed & Low-Maintenance**

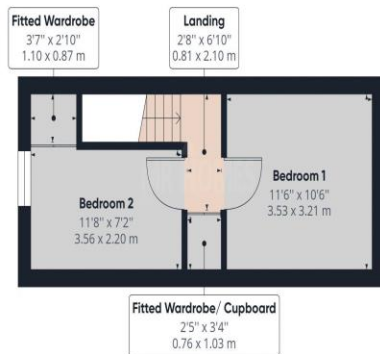
**Resident Permit Parking**



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>(1)</sup>

617.80 ft<sup>2</sup>  
57.40 m<sup>2</sup>

Reduced headroom

4.76 ft<sup>2</sup>  
0.44 m<sup>2</sup>

(1) 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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