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Homes House

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MR HOMES
SALES & LETTINGS



Stacey Road,
Roath,
Cardiff CF24 1DR

Guide Price £300,000 - £310,000
Freehold

Stacey Road

Roath, Cardiff, CF24 1DR

Overview

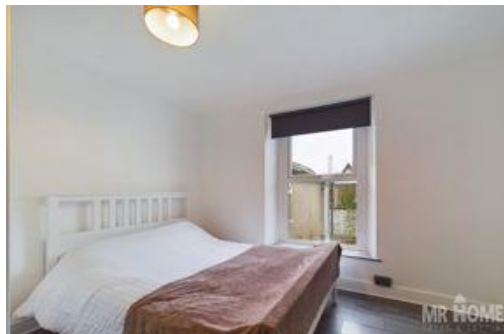
- NO CHAIN!!! - MOVE STRAIGHT IN!!!
- IMMACULATE & MODERN BAY FRONTED TRADITIONAL PROPERTY
- POPULAR LOCATION - NEAR CITY CENTRE
- BRAND NEW FITTED KITCHEN
- INTEGRATED APPLIANCES
- LAUNDRY/ UTILITY ROOM & CLOAKROOM/ W.C
- 2x RECEPTION ROOMS
- BRAND NEW BATH & SHOWER ROOM
- ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN!!! MOVE STRAIGHT INTO THIS IMMACULATELY PRESENTED PROPERTY WHICH HAS BEEN RECENTLY RENOVATED - A TRADITIONAL BAY FRONTED TERRACE HOUSE with THREE DOUBLE BEDROOMS, TWO LARGE RECEPTION ROOMS, A BRAND NEW FITTED KITCHEN with INTEGRATED APPLIANCES, LAUNDRY/UTILITY ROOM, RE-FITTED CLOAKROOM/W.C, BRAND NEW FITTED FOUR-PIECE BATHROOM SUITE - LARGE TILE & THICK PILE CARPETS - FRONT TERRACE & ENCLOSED REAR GARDEN SPACE - NEAR TO THE CITY CENTRE & NEWPORT ROAD – FREEHOLD.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/staceyroad7ap/>



MR HOMES Offer **FOR SALE** with **NO ONGOING CHAIN** this 3-Bedroom Spacious Family Home, comprising in brief; Open-Porch, Entrance Hallway, Living Room with Bay Window, Dining Room/ 2nd Reception, Kitchen, Laundry/Utility Room, Cloakroom/ Downstairs W.c, Split-Level Landing to the 1st Floors, Bedrooms 1, 2, 3 & a Family 4-Piece Bath & Shower Room. The Front Terrace is Low-Maintenance. The Rear/Side Garden Space is also Low-Maintenance & Enclosed. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Combi-Boiler.

EPC Rating = D.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Open-Porch - uPVC Door to;

Entrance Hallway - 12' 4" x 4' 2" (3.76m x 1.27m) Brand New Large Tile Flooring, Original Coving & Cornicing, High Skirting Boards, Plastered Walls & Ceiling.

Hallway - 11' 10" x 3' 1" (3.60m x 0.94m) Brand New Large Tile Flooring cont'd, Single Panel Radiator, High Skirting Boards, Plastered Walls & Ceiling. Wall Mounted RCD Consumer Unit.

Living Room - 13' 11" into Bay Window x 11' 6" minimum to chimney breast (4.24m x 3.50m) Laminate Flooring, uPVC D/g Bay Window to Front, Radiator, Original Coving, Plastered Walls, High Skirting Boards & Textured Ceiling.

Dining Room/ 2nd Reception - 11' 6" minimum to chimney breast x 10' 0" (3.50m x 3.05m) Laminate Flooring, uPVC D/g Window to Rear, Radiator, Original Coving, Plastered Walls, High Skirting Boards & Textured Ceiling.

Kitchen - Re-Fitted Brand New with Integrated Appliances

10' 9" x 8' 10" (3.27m x 2.69m) Brand New Large Tile Flooring cont'd, Matching Wall & Base Units in Space Grey, Soft Closing Doors & Drawers, White Work Surfaces Over, Large Tile Splashbacks, Sink & Drainer with Mixer Tap, uPVC D/g Window to Side, Integrated Appliances Include; Fridge-Freezer, Dishwasher, Double Oven, 4x Ring Ceramic Hob with Extractor Over, Inset Spotlights to Kickboards & to the Ceiling, Worcester Greenstar 24i Combi-Boiler housed in Wall Cupboard. Archway to Laundry Room/ Utility.

Laundry Room/ Utility - 5' 1" x 4' 11" (1.55m x 1.50m) Brand New Large Tile Flooring cont'd, Plumbed for Washing Machine, Space for Tumble-Dryer Above, Base Unit with Work Surface Over, uPVC Obscured D/g Window to Rear. Door to Cloakroom/ W.c.

Cloakroom/ Downstairs W.c - 6' 1" x 3' 10" (1.85m x 1.17m)

Brand New Large Tile Flooring cont'd, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Mirror Above, Inset Spotlight, Black Vertical Flat Bar Radiator, Walls Tiled Upto Half-Height, uPVC Obscured D/g Window to Rear.

1st Floor Split-Level Landing Quality 'Thick Pile' Fitted Carpet, Plastered Walls & Ceiling, High Skirting Boards, Doors to Bedrooms 1, 2, 3, Bath & Shower Room, Storage Cupboard with Hanging Rail & Hatch to Loft.

Bedroom 1 - 11' 7" x 9' 4" (3.53m x 2.84m) Laminate Flooring, 2x uPVC D/g Windows to Front, Double Panel Radiator, Plastered Walls & Ceiling, High Skirting Boards.

Bedroom 2 - 11' 5" x 11' 2" (3.48m x 3.40m) Laminate Flooring, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling, High Skirting Boards,

Bedroom 3 - 11' 6" x 7' 7" (3.50m x 2.31m) Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls & Ceiling, High Skirting Boards,

Bath & Shower Room - Re-Fitted

8' 8" x 7' 5" (2.64m x 2.26m) Large Tile Flooring, Freestanding Bath, Mixer Tap & Attached Shower Over, Walk-In-Shower Cubicle with Mixer Shower & Inset Lighting Above, Close-Coupled W.c, Twin Wash Hand Basins with Mixer Taps Over, Mirror Above, Close-Coupled W.c, Wall Mounted Electric Extractor Fan, Ladder/Towel Radiator, Walls Tiled Upto Half-Height, Inset Spotlights to Ceiling, uPVC Obscured D/g Window to Rear.

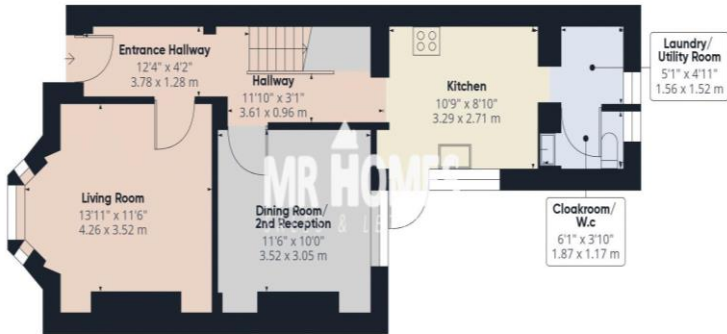
Front Terrace - Low-Maintenance

Rear/ Side Garden - Enclosed & Low-Maintenance

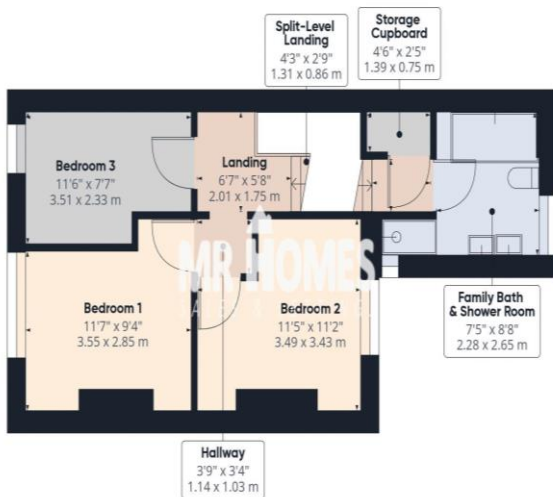
Parking - Resident Permit Parking.



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 area²

1007.26 ft²

93.58 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.

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CARDIFF & THE VALE

Suite 9 & 10
Homes House,
253 Cowbridge Road West,
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