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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Caerau Lane  
Caerau  
Cardiff

Guide Price £235,000 to £245,000 Freehold



# Caerau Lane

## Caerau, Cardiff, CF5 5JS

### Overview

- LARGE CORNER PLOT
- IMMACULATE 3-BEDROOM FAMILY HOME
- MOVE STRAIGHT IN
- LARGE FRONT GARDEN
- VERY LARGE & ENCLOSED REAR & SIDE GARDENS
- OFF-ROAD PARKING
- RE-FITTED KITCHEN/DINER
- RE-FITTED BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H Powered by a COMBI-BOILER
- FREEHOLD



SET ON A LARGE CORNER PLOT is this IMMACULATE 3-BED FAMILY HOME YOU CAN MOVE STRAIGHT IN AS THE DECOR THROUGHOUT IS TO A VERY HIGH STANDARD

THE PROPERTY HAS POTENTIAL FOR DEVELOPMENT Subject to Planning & Building Regulation Approval.

PORCH ENTRANCE

SPACIOUS LOUNGE

RE-FITTED KITCHEN/DINER

3x BEDROOMS

RE-FITTED FAMILY BATHROOM SUITE

OFF-ROAD PARKING TO REAR OF GARDEN

LARGE FRONT GARDEN & A VERY LARGE

WRAP AROUND LANDSCAPED REAR

GARDEN which is VERY PRIVATE.

**MR HOMES** are very pleased to Offer **FOR SALE** this Immaculately Presented 3-Bedroom Family Home, comprising in brief; Porch Entrance, Lounge, Kitchen/Diner, Glass Balustrade Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted Family Bathroom Suite. Large Front Garden & a Large & Enclosed Landscaped Rear Garden which is West Facing. Off-Road Parking to the Rear of the Garden via Double Gates accessed from Farmhouse Way.

EPC Rating = D.

Council Tax Band = C

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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



**Porch Entrance**

4' 3" x 3' 8" (1.29m x 1.12m)

Enter via uPVC D/g Door, Solid Oak Flooring, Walls Panelled up to Half-Height, Dado Rail. Door to Living Room.

**Living Room**

14' 6" x 14' 5" (4.42m x 4.39m)

Solid Oak Flooring, uPVC D/g Window to Front, uPVC D/g Bay Window to Rear, Double Panel Radiators with Radiator Covers, Staircase to 1st Floor & Door into Kitchen/Diner.

**Kitchen/Diner - Re-Fitted**

14' 4" x 9' 10" (4.37m x 2.99m)

Large Tile Flooring, Matching Wall & Base Units with Work Surfaces Over & Matching Upstands, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Hose/Tap, uPVC D/g Window to Front, Space for Gas/Electric Cooker, Extractor Hood Over, Integrated Dishwasher, Plumbed for Washing Machine, Spaces for Tumble-Dryer & American Style Fridge-Freezer, Radiator, uPVC D/g Patio Doors to Rear Garden.

**Glass Balustrade Staircase to 1st Floor Landing**

8' 3" x 4' 3" (2.51m x 1.29m)

Fitted Carpet, uPVC D/g Window to Front, Doors to; Bedrooms 1, 2, 3, Family Bathroom Suite, Airing Cupboard & Hatch to Insulated Loft.

**Bedroom 1 with Fitted Wardrobes**

9' 2" to front of wardrobe x 7' 11" min (2.79m x 2.41m)

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

**Bedroom 2 with Fitted Cupboard**

9' 11" x 7' 11" (3.02m x 2.41m)

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

**Bedroom 3**

8' 10" x 6' 4" (2.69m x 1.93m)

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

**Family Bathroom Suite - Re-Fitted Dec '22**

7' 3" x 6' 3" (2.21m x 1.90m)

Tiled Flooring, P-Shaped Family Bath with Mixer Tap, Mixer Shower Over, Curved Glass Shower Screen, Walls Tiled from bath to Ceiling, Wash Hand Basin with Mixer Tap, Tiled Splashback & Vanity Cupboard, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front.

**Front Garden - Laid to Lawn****Landscaped Rear & Side Gardens - Enclosed & Very Private**

Large Rear & Side Corner Garden, Landscaped, Patio to Laid Lawn, A Range of Mature Trees, Bushes, Shrubs, Flowers & Plants Make this a Beautiful Rear Garden. Outside Tap & Sensor Light. Large Aluminium Storage Shed.

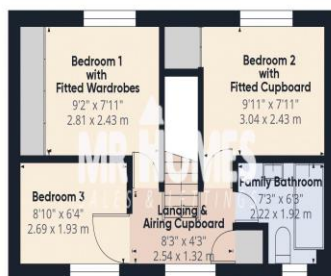




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

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**Approximate total area<sup>(1)</sup>**

708.72 ft<sup>2</sup>  
65.84 m<sup>2</sup>

**Reduced headroom**

14.39 ft<sup>2</sup>  
1.34 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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