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Homes House

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**MR HOMES**  
SALES & LETTINGS



Heol Poyston,  
Caerau, Cardiff  
CF5 5LZ

Guide Price £210,000 to £220,000  
Freehold

# Heol Poyston

## Caerau, Cardiff, CF5 5LZ

### Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- KITCHEN/DINER is OPEN-PLAN
- DOWNSTAIRS W.C
- UTILITY ROOM
- LARGE BRICK-PAVED DRIVEWAY - GATED
- ENCLOSED COURTYARD with ACCESS INTO THE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H powered by a WORCESTER COMBI-BOILER
- FREEHOLD



### NO CHAIN!!!

3-BED SEMI-DETACHED FAMILY HOME - SPACIOUS LOUNGE - KITCHEN/DINER with BREAKFAST BAR - DOWNSTAIRS W.C - UTILITY ROOM - UPSTAIRS BATHROOM - LARGE 'BRICK PAVED & GATED' DRIVEWAY (HOLDS SEVERAL VEHICLES) - ENCLOSED COURTYARD with SIDE GATE ACCESS INTO THE VERY LARGE & ENCLOSED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H - FREEHOLD.



**MR HOMES** Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, Ideal for 1st Time Buyers, the property comprises in brief; Entrance Hallway, Lounge, Open-Plan Kitchen/Diner, Downstairs W.c, Utility Room, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Front Garden is Enclosed. Gated Private 'Brick-Paved' Driveway Holds Several Vehicles, Enclosed Courtyard with Side Gate Access into the Very Large & Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i MK V Condensing Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

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

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



**Entrance Hallway**

10' 1" x 6' 4" (3.07m x 1.93m)

**Living Room**

14' 8" x 10' 11" (4.47m x 3.32m)

**Kitchen/Diner - Open-Plan**

18' 2" x 8' 7" min (5.53m x 2.61m)

**W.c**

4' 6" x 3' 1" (1.37m x 0.94m)

**Utility Room**

11' 5" x 5' 11" max (3.48m x 1.80m)

**1st Floor Landing**

7' 5" x 6' 7" (2.26m x 2.01m)

**Bedroom 1**

12' 0" x 10' 10" (3.65m x 3.30m)

**Bedroom 2**

14' 10" x 8' 7" (4.52m x 2.61m)

**Bedroom 3**

9' 3" x 7' 10" (2.82m x 2.39m)

**Family bathroom**

6' 6" x 5' 7" (1.98m x 1.70m)

**Front Garden - Enclosed - Lockable Side Gate Access into Courtyard**

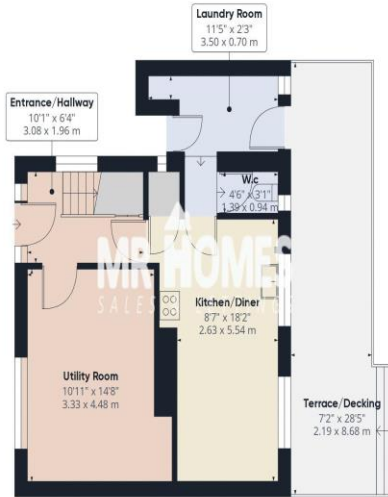
**Courtyard - Enclosed via Gate with a 2nd Gate Accessing the Rear Garden**

**Rear Garden - Very Large & Enclosed**  
Decking/Terrace to Laid Lawn. Outside tap & Lighting.

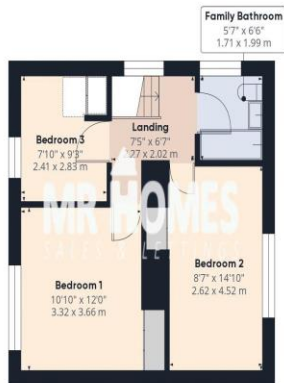
**Private Gated Driveway - Holds Several Vehicles**



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>

928.57 ft<sup>2</sup>

86.27 m<sup>2</sup>

(1) 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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