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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Heol Yr Odyn,  
Caerau,  
Cardiff CF5 5QX

Offers In Excess of: £229,950  
Freehold

# Heol Yr Odyn

## Caerau, Cardiff, CF5 5QX

### Overview

- A MODERN 3x DOUBLE BED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- MOVE STRAIGHT IN
- KITCHEN/DINER - OPEN-PLAN
- UTILITY/LAUNDRY ROOM
- SOUTH-WEST FACING LARGE REAR GARDEN
- BACKS ONTO WOODLANDS
- MODERN BATHROOM SUITE
- OFF-ROAD PARKING
- FREEHOLD



A MODERN & IMMACULATELY PRESENTED 3x DOUBLE BEDROOM FAMILY HOME - VERY LARGE & ENCLOSED SOUTH-WEST FACING REAR GARDEN BACKING ONTO WOODLANDS - OPEN-PLAN KITCHEN/BREAKFAST ROOM & DINING ROOM-(RE-FITTED) - UTILITY/LAUNDRY ROOM - SPACIOUS LOUNGE - RE-FITTED MODERN BATHROOM SUITE - PRIVATE DRIVEWAY TO FRONT – FREEHOLD.



**MR HOMES** are pleased to Offer **FOR SALE** this Immaculately Presented 3x Double Bedroom Spacious Family Home, comprising in brief; Entrance Hallway, Lounge, Kitchen/Breakfast Room & Dining Room, Utility/ Laundry Room, 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Bathroom Suite. Front Garden is Laid to Lawn, South-West Facing Rear Garden, The Rear Garden is Very Large & Enclosed and Backs onto Woodlands. Private Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic+ 30kw 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' 9" x 6' 5" (3.27m x 1.95m)

**Living Room**

18' 3" x 10' 11" (5.56m x 3.32m)

**Kitchen/Breakfast Room & Dining Room**

16' 11" x 11' 2" (5.15m x 3.40m)

**Utility / Laundry Room**

5' 7" x 4' 10" (1.70m x 1.47m)

**1st Floor Landing**

9' 8" x 3' 0" (2.94m x 0.91m)

**Bedroom 1**

16' 5" x 9' 6" (5.00m x 2.89m)

**Bedroom 2**

11' 5" x 10' 2" (3.48m x 3.10m)

**Bedroom 3**

11' 0" x 8' 5" (3.35m x 2.56m)

**Family Bathroom**

7' 0" x 5' 7" (2.13m x 1.70m)

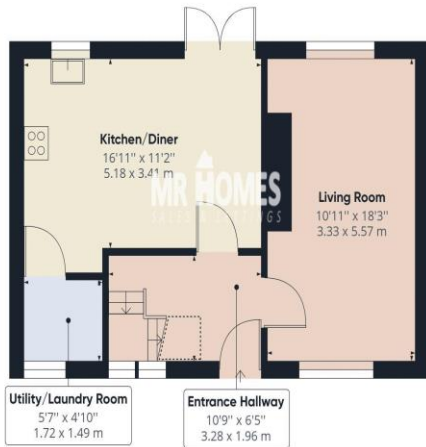
**Front Garden - Laid Lawn**

**South-West Facing Very Large Rear Garden - Backs onto Woodlands**

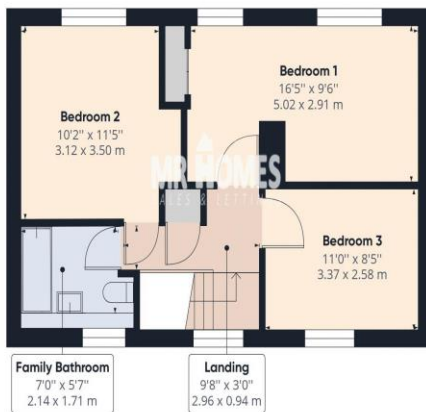
**Off-Road Parking / Private Driveway to Front**



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>**

974.74 ft<sup>2</sup>  
90.56 m<sup>2</sup>

**Reduced headroom**

10.45 ft<sup>2</sup>  
0.97 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.

GIRAFFE 360

**CARDIFF WEST**

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