

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Cecil Street,
Roath,
Cardiff CF24 1NU

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

Cecil Street

Roath, Cardiff, CF24 1NU

Overview

- BEAUTIFUL 3-BED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOMS
- NEWLY FITTED KITCHEN
- MODERN BATHROOM SUITE
- BEAUTIFUL REAR SUNNY GARDEN
- uPVC D/G WINDOWS
- GAS C/H with IDEAL EXCLUSIVE 30 kw COMBI-BOILER
- EXCELLENT TRANSPORT LINKS
- CLOSE TO CARDIFF CITY CENTRE & NEWPORT ROAD
- FREEHOLD



A BEAUTIFULLY PRESENTED 3-BED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE & NEWPORT ROAD - OPEN-PLAN LIVING & DINING ROOMS - NEWLY FITTED KITCHEN - MODERN BATHROOM SUITE - BEAUTIFUL SUNNY REAR LANDSCAPED GARDEN - ENCLOSED FRONT TERRACE - uPVC DOUBLE GLAZING WINDOWS - GAS CENTRAL HEATING Powered by an IDEAL EXCLUSIVE 30kw COMBI-BOILER – FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Terraced family Home, comprising in brief; Entrance Hallway, Living Room Open-Plan to the Dining Room, Re-Fitted Kitchen, Rear Lobby, Modern Family Bathroom Suite, 1st Floor Split-Level Landing, Bedrooms 1, 2, & 3. The Front Terrace is Enclosed, The Rear Garden has been Landscaped. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Exclusive 30kw Combi-Boiler.

EPC Rating = D.
Council Tax Band = E.
WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

23' 9" x 5' 1" max (7.23m x 1.55m)

Living Room - Open-Plan to Dining Room

12' 11" x 11' 3" (3.93m x 3.43m)

Dining Room

11' 8" x 11' 1" (3.55m x 3.38m)

Kitchen

10' 0" x 9' 1" (3.05m x 2.77m)

Rear Lobby

2' 10" x 2' 7" (0.86m x 0.79m)

Family Bathroom

8' 3" max x 8' 2" max (2.51m x 2.49m)

1st Floor Landing - Split-Level

7' 8" min x 5' 1" (2.34m x 1.55m)

Bedroom 1

15' 5" x 11' 6" (4.70m x 3.50m)

Bedroom 2

11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom 3

9' 10" x 9' 1" (2.99m x 2.77m)

Front Terrace - Enclosed

Rear Garden - Landscaped & Enclosed



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.



CARDIFF OFFICE

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