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Homes House,
Units 9 & 10,
253 Cowbridge Road West,
Cardiff, CF5 5TD
Email: sales@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Poplar Road
Fairwater
CF5 3PU

Guide Price £100,000 to £110,000
Leasehold-90 Years Approx

Poplar Road, Fairwater, Cardiff, CF5 3PU

Overview

- NO CHAIN!!!
- GROUND FLOOR FLAT
- QUIET LOCATION
- SPACIOUS LOUNGE
- LEASEHOLD- 90 YEARS APPROX
- CLOSE TO SHOPS/AMENITIES
- CLOSE TO POPULAR SCHOOLS
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND = B
- EPC = D



NO CHAIN!!! * 1-BEDROOM
GROUND FLOOR FLAT - GOOD SIZE
LIVING ROOM- MOVE STRAIGHT IN
-DISABLED USE BATHROOM -
DOUBLE BEDROOM**

MR HOMES are Delighted to Offer **FOR SALE** this well presented 1-Bedroom ground floor flat. comprising in brief; Entrance Hallway with storage cupboard, leading to Double Bedroom, A Bathroom Suite with the Tiled Walls, A living room with a multifuel log burner. Kitchen with window overlook rear - uPVC Double Glazing Windows.

EPC Rating = D

Council Tax Band = B.

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



Bedroom one

Fitted carpets. Built in wardrobes. Single panel radiator. Cupboard housing Worcester combi boiler. uPVC double glazed window to front. Single panel radiator.

Entrance Hallway

Fitted Carpets, doors leading to living room, bathroom & bedroom.

Bathroom

Disabled use shower. Wash hand basin with mixer tap & vanity unit. uPVC double glazed window to rear. W.c.

Living Room

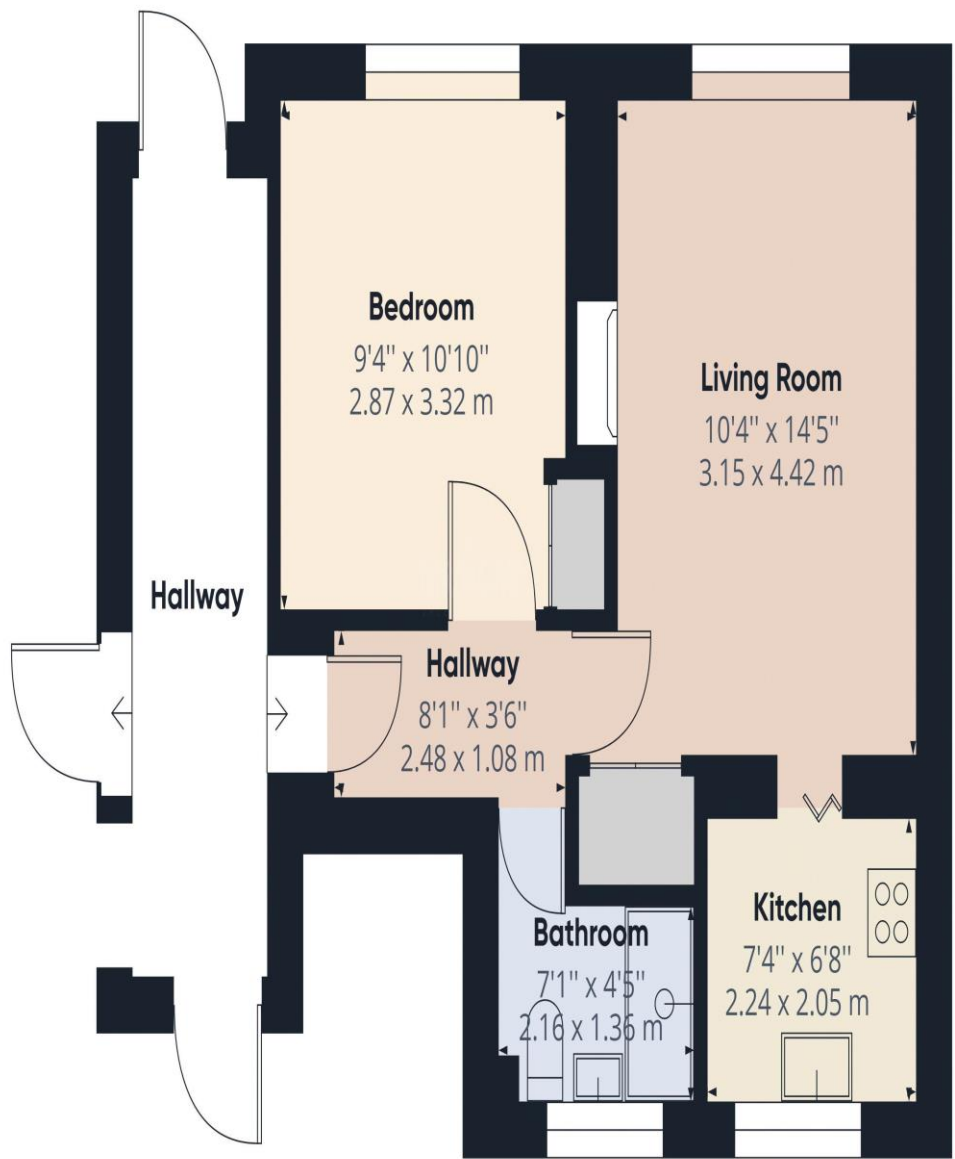
Fitted carpets. uPVC double glazed window to front. Wood burner. Double panel radiator. Storage cupboard.

Kitchen

Lamanite flooring. Tiling above worktop. Wall and base units. Sink with mixer tap & drainer. 4 ring gas hob with oven below & extractor above. Washing machine & fridge freezer to stay.



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.



Approximate total area⁽¹⁾
394.70 ft²
36.67 m²

(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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