

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Kilgetty Close,
Caerau,
Cardiff CF5 5PQ

Guide Price £240,000 to £250,000
Freehold

Kilgetty Close

Caerau, Cardiff, CF5 5PQ

- NO CHAIN!!!! VIEWINGS VERY HIGHLY RECOMMENDED
- IMMACULATE 3-BED FAMILY HOME SET ON A LARGE CORNER PLOT
- VERY LARGE & STUNNING GARDENS
- LARGE PRIVATE DRIVEWAY
- RE-FITTED MODERN KITCHEN
- 2x RECEPTION ROOMS
- RE-FITTED & MODERN BATHROOM SUITE
- OUTBUILDING/WORKSHOP (5.00m x 3.86m)
- uPVC D/G & GAS C/H with NEST SMART THERMOSTAT
- FREEHOLD



A MODERNISED 3-BED FAMILY HOME with A SOUTH-FACING & STUNNING LARGE CORNER PLOT GARDEN - LARGE PRIVATE DRIVEWAY - RE-FITTED KITCHEN & UTILITY/LAUNDRY ROOM - CLOAKROOM/W.C - RE-FITTED & MODERN BATHROOM SUITE - OUTBUILDING/WORKSHOP (5.00m x 3.86m) – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Semi-Detached 3-Bedroom Family which has been Modernised Throughout to a High Standard, the Property is Perfect for a Growing Family and briefly comprises; Entrance Hallway, Dining Room, Living Room, Re-Fitted Kitchen with Integrated Appliances, Re-Fitted Utility/Laundry Room & Cloakroom/Downstairs W.c. Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. To the Front is a Large Private 'Brick-Paved' Driveway with a Double & Single Gate leading into the Very Large & Enclosed Rear Garden. The Rear Garden is Very Large in Size and Benefits from Facing South. Further Benefits include, uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler & Nest Smart Thermostat Control.

EPC Rating = D.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

12' 11" x 5' 10" (3.93m x 1.78m)

Dining Room

13' 1" x 9' 4" min (3.98m x 2.84m)

Living Room

13' 5" x 11' 6" (4.09m x 3.50m)

Kitchen - Re-Fitted

10' 0" x 7' 5" (3.05m x 2.26m)

Utility/Laundry Room - Re-Fitted

14' 10" x 5' 5" (4.52m x 1.65m)

W.c/ Cloakroom

3' 10" x 2' 2" (1.17m x 0.66m)

1st Floor Landing with Hatch to Attic

Attic - Attached Fold Down Wooden Ladders - Attic is Insulated, Boarded, and has a Loft Light.

Bedroom 1

12' 3" x 10' 10" (3.73m x 3.30m)

Bedroom 2

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 3

8' 2" x 8' 1" (2.49m x 2.46m)

Family Bathroom - Re-Fitted

8' 3" x 5' 7" (2.51m x 1.70m)

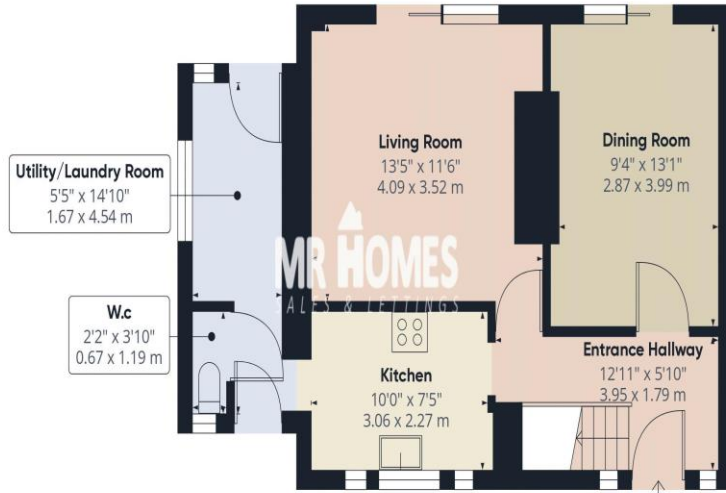
Workshop/Outbuilding

16' 5" x 12' 8" (5.00m x 3.86m)

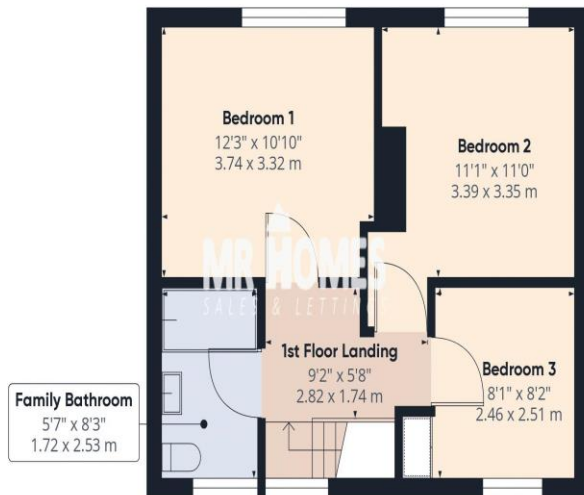
Power points - 2 x uPVC D/g windows - uPVC door.



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⁽¹⁾

935.91 ft²
86.95 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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