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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Holly Road,
Fairwater,
Cardiff CF5 3HH

Guide Price £275,000 to £285,000 Freehold

Holly Road Fairwater, Cardiff, CF5 3HH

Overview

- DOUBLE STOREY EXTENDED
- IMMACULATE & SPACIOUS 3-BED FAMILY HOME
- OPEN-PLAN SITTING ROOM TO KITCHEN
- PORCH ENTRANCE
- 3x RECEPTION ROOMS
- 3x DOUBLE BEDROOMS
- RE-FITTED & MODERN SHOWER ROOM
- SLATE TILED FEATURE WALL & OAK 3D FEATURE WALL
- WORKSHOP/ UTILITY / OUTSIDE W.C
- FREEHOLD



AN IMMACULATE DOUBLE STOREY EXTENDED 3-BED FAMILY HOME - SEMI-DETACHED - EARLY VIEWING IS HIGHLY RECOMMENDED SO YOU DO NOT MISS OUT ON THIS BEAUTIFUL & SPACIOUS FAMILY HOME - THE VENDOR HAS IMPROVED THE PROPERTY THROUGHOUT TO A VERY HIGH STANDARD - 3x RECEPTION ROOMS - SOUTH FACING REAR GARDEN - WORKSHOP/UTILITY & OUTSIDE W.C - THIS PROPERTY IS FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately & Contemporary 3-Bedroom Semi-Detached Family Home, You Can Move Straight In, the property comprises in brief; Porch Entrance, Extended Living Room, Sitting Room Open-Plan to the Leekes Fitted Kitchen, Dining Room with Oak 3D Feature Wall, Glass Balustrade Staircase to the 1st Floor with a Slate Tiled Feature Wall. Bedrooms 1, 2, 3 & a Re-Fitted Shower Room. All the Internal Doors are Solid Oak & Glass with Solid Oak Surround. The Pretty Front Garden is Enclosed & Low-Maintenance. The South-Facing Rear Garden Has Been Landscaped with a Raised Patio with Glass Balustrade separating the Laid to Lawn Section & Planters to Borders. The 17ft by 6ft Workshop/Utility also houses a Wash Hand Basin & Close-Coupled W.c. The property further benefits from; uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler. Brand New Electric RCD Consumer Unit Installed Feb 2024.



EPC Rating = Awaiting Assessment... Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

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Porch Entrance - 6' 11" x 3' 7" (2.11m x 1.09m)

Living Room - Extended - 13' 8" x 11' 0" (4.16m x 3.35m)
Oak Veneer Flooring 3/4 Ply, Blinds to Stay, Stone Fire Surround, Oak Surround to Glass Door.

Sitting Room - Extended - 11' 5" x 11' 2" (3.48m x 3.40m)
Open-Plan to Kitchen - Cherry Solid Wood Flooring, Blinds & Light Fittings to Stay.

Kitchen - Extended - (Fitted by Leekes) - 13' 4" x 10' 9" (4.06m x 3.27m)
Cushion Flooring, Range Cooker with Electric Fan Assisted Oven & Gas Hob to Stay, Free Standing Under Counter Fridge & Freezer to Stay, Blinds to Stay.

Dining Room - 12' 0" x 9' 8" (3.65m x 2.94m)
Fitted Carpet, Oak 3D Feature Wall, Light Fittings to Stay, Oak Surround to Glass Door.

1st Floor Landing & Glass Balustrade Staircase
Fitted Carpet, Slate Tile Feature Wall, Fitted Cupboard, Sliding Doors to Fitted Cupboard housing Combi-Boiler & Fixed Shelving. Blinds to Stay. Oak Doors to Bedrooms & Shower Room. Hatch to Insulated & Partially Boarded Loft with Loft Light & Attached Ladders.

Bedroom 1 - Extended - 13' 3" x 12' 7" (4.04m x 3.83m)
Fitted Carpet, Fitted Wardrobes, Drawers & Blinds to Stay.

Bedroom 2 - 10' 5" x 9' 7" (3.17m x 2.92m)
Fitted Carpet, Wardrobes & Blinds to Stay.

Bedroom 3 - 9' 8" x 8' 6" (2.94m x 2.59m)
Grey Ash Laminate Flooring, Blinds to Stay.

Shower Room - 10' 3" x 5' 9" (3.12m x 1.75m)
Cushion Flooring & Power Shower.

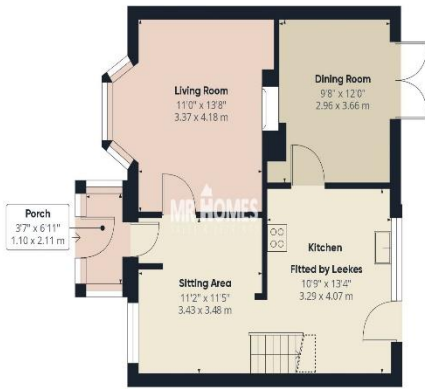
Outbuilding / Workshop / Utility with W.c & Wash Hand Basin
17' 2" x 5' 11" (5.23m x 1.80m)

Front Garden - Enclosed & Low-Maintenance

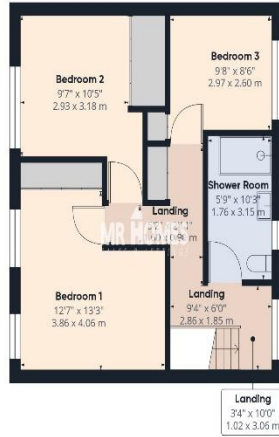
Rear & Side Garden - Enclosed & South Facing
Beautiful Rear Garden - Raised Patio leads down to Laid Lawn Separated by Glass Balustrades - Flower Bed Planters & Gravel Pathway to Workshop/Utility.



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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1252.08 ft²

116.32 m²

Reduced headroom

12.98 ft²

1.21 m²

(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.

GIRAFFE360

CARDIFF WEST

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