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MR HOMES
SALES & LETTINGS



Lon Yr Efail
Caerau, Cardiff
CF5 5QF

Guide Price: £280,000 to £290,000
Freehold

Lon Yr Efail. Caerau, Cardiff, CF5 5QF

Overview

- BEAUTIFULLY PRESENTED
- 3-BED SEMI DETACHED
- NO CHAIN
- ENSUITE TO MASTER
- BRAND NEW BOILER
- DOWNSTAIRS W.C
- PRIVATE GARDEN
- GARAGE
- EAST ACCESS TO TRANSPORT LINKS TO THE CITY CENTRE
- EPC = C & COUNCIL TAX = D



Guide Price: £280,000 - £290,000

SOLD NO CHAIN

BEAUTIFULLY PRESENTED 3-BED SEMI DETACHED HOME – WITH ENSUITE TO MASTER AND FAMILY BATHROOM – LIVING ROOM – DINING ROOM – WC – MODERN KITCHEN PRIVATE GARDEN & GARAGE

MR Homes offer *For Sale* this stunning three-bedroom family home. The property embodies modern comfort, convenience, and style, offering a lifestyle tailored to meet your every need. With spacious interiors bathed in natural light, every corner of this residence exudes warmth and tranquillity. Step inside and discover a welcoming atmosphere that invites you to unwind and relax. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, creating the perfect space for entertaining guests or enjoying quality time with family. The kitchen is a chef's delight, equipped with state-of-the-art appliances, ample storage, and sleek countertops. Escape to the sanctuary of the master bedroom, featuring a luxurious and modern en-suite bathroom. Additional bedrooms offer versatility and comfort, ideal for accommodating family members or guests. A private garden, providing the perfect backdrop for al fresco dining, gardening, or simply basking in the sunshine. With plenty of space for children to play and pets to roam, this outdoor retreat is sure to become a favourite gathering spot for loved ones. Conveniently located near a host of amenities, including schools, parks, shopping, and dining options. Commuters will appreciate easy access to major roadways and public transportation, ensuring effortless travel throughout the Cardiff area. Your dream home awaits!

EPC Rating C & Council Tax Band D

VERY EARLY VIEWING IS HIGHLY RECOMMENDED TO EXPERIENCE THE EPITOME OF MODERN LIVING IN CAERAU, CARDIFF.

To submit an offer please visit WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST;

Call 02920 204 555 opt. 4



Entrance Hall

Accessed via Timber Front Door with Decorative DG Panels; Laminate Wood Flooring; Decorative Panelling with Dado Rails; access to Downstairs WC; Alarm Panel on Wall, Alarm System and Sounder under stairs; Honeywell Thermostat; access to Living Room and Kitchen; stairs rising to First Floor

Downstairs WC

6' 3" x 2' 11" (1.90m x 0.89m)

Tiled Flooring; Chrome Ladder Type Radiator; partly tiled walls; wash hand basin with stainless steel mixer tap and vanity unit beneath; WC; uPVC Obscured DG window to front

Living Room

14' 7" x 10' 9" (4.44m x 3.27m)

Laminate Wood Flooring; Radiator; Feature Electric Fireplace; uPVC DG Window to Front; access through to Kitchen/Diner

Kitchen/Diner

11' 8" x 8' 5" (3.55m x 2.56m)

Laminate Wood Flooring; 2 x Radiators; Understairs Storage Cupboard; Brand New Kitchen with matching base and wall units; worktops over with fully tiled splash backs; integrated electric Lamona Oven; Electric Lamona Hob with Extractor Hood Over; Integrated Lamona Fridge/Freezer; Integrated Lamona Dishwasher; Integrated Lamona Washing Machine; Stainless Steel Sink with Mixer Tap; uPVC DG Window to Rear; uPVC DG French Doors providing access to rear garden

First Floor Landing

Carpeted; Large Storage Cupboard; access hatch to loft; access to Bedrooms 1, 2 & 3 and Family Bathroom

Bedroom 1

10' 10" x 11' 0" (3.30m x 3.35m)

Carpeted; Radiator; In-built Wardrobes; uPVC DG window to Rear

Brand New En-suite

5' 2" x 6' 5" (1.57m x 1.95m)

Brand New Fully Tiled Floor and Walls; Chromed Ladder Type Radiator; Corner Shower Cubicle Mains Powered Shower with 2 x Shower Heads; Wash Hand Basin with Stainless Steel Mixer Tap with Vanity Unit Under; WC; Extractor Fan; uPVC Obscured DG Window to Rear

Bedroom 2

8' 5" x 15' 9" (2.56m x 4.80m)

Carpeted; Radiator; uPVC DG Windows, 1 to Front, 1 to Rear

Bedroom 3

11' 2" x 10' 11" (3.40m x 3.32m)

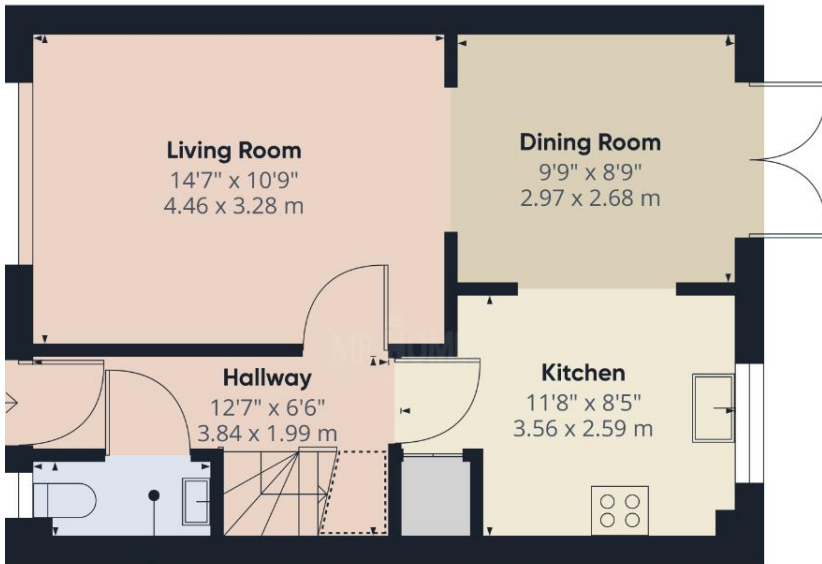
Carpeted; Single Radiator; uPVC DG Window to Front

Brand New Family Bathroom

6' 4" x 6' 5" (1.93m x 1.95m)

Brand New Fully Tiled Floor and Walls; Matching White Suite including Panelled Bath with Stainless Steel Mixer Tap and Mains Powered Shower Over inc. 2 x Shower Heads; Wash Hand Basin with Stainless Steel Mixer Tap and Vanity Unit Under; WC; uPVC Obscured GD Window to Front





Approximate total area⁽¹⁾
435.08 ft²
40.42 m²

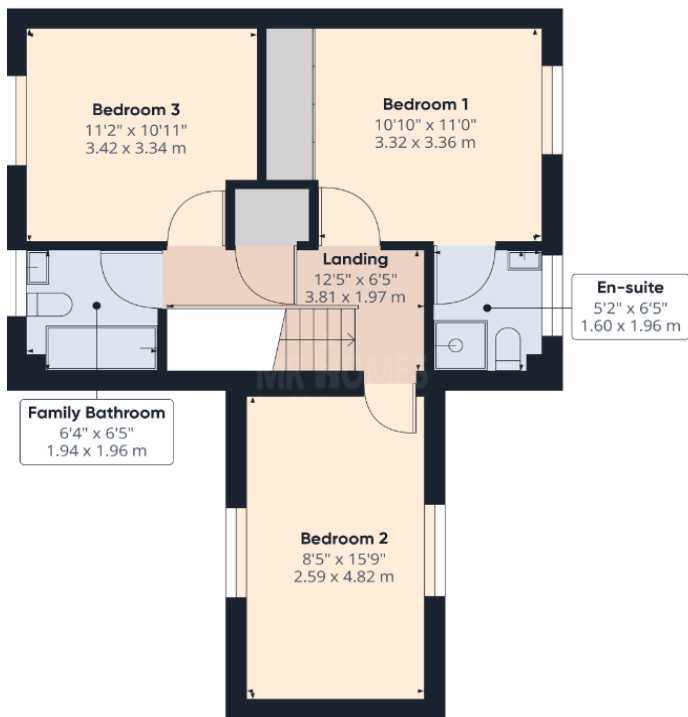
Reduced headroom
9.99 ft²
0.93 m²

(1) Excluding balconies and terraces

□ Reduced headrooms
(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.

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Approximate total area⁽¹⁾
546.49 ft²
50.77 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.

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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 & THE

VALE

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