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MR HOMES
SALES & LETTINGS



Lime Grove
Cardiff, Fairwater.
CF5 3TZ

Guide Price £260,000 to £270,000
Freehold

Lime Grove, Cardiff, Fairwater. Cardiff. CF5 3TZ

Overview

- NO CHAIN!!!
- FABULOUS LOFT CONVERSION WITH EN-SUITE
- GENEROUS LIVING ROOM
- SPACIOUS KITCHEN/DINER
- SOUTH WEST FACING REAR GARDEN
- SEPARATE UTILITY
- LARGE DECKING AREA
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING COMBI BOILER
- FREEHOLD



NO CHAIN!!!
MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 4-BED SEMI-DETACHED FAMILY HOME - GENEROUS RECEPTION ROOM - LARGE KITCHEN/DINER - UTILITY - DOWNSTAIRS W.C - RE-FITTED MODERN BATHROOM SUITE - PRIVATE & ENCLOSED REAR GARDEN - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER FREEHOLD

MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Semi-Detached Spacious Family Home, comprising in brief; Airy, Inviting Entrance Hallway; Living Room; Large Kitchen/Diner; Utility; Downstairs WC; Staircase to the 1st Floor Landing giving access to Bedrooms 2, 3 & 4 & Family Bathroom; Second staircase rising to Loft Conversion comprising Bedroom 1 (a generous double with extensive storage) and delightful En-suite Bathroom. Front Garden is Paved and allows access to the rear via side access through Utility. The Rear Garden has a Large Decking Area as well as an area laid to lawn and a paved patio area. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic Combi-Boiler.

EPC Rating: D & Council Tax Band: D

Viewings Strictly by Appointment Only

To submit an offer, please head to : WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS, INFIMO
Call 02920 204 555 option 4



Entrance Porch

Accessed via uPVC DG doors with obscured glazing; tiled flooring; access to Entrance Hall via uPVC DG door with decorative obscured glazed panels

Entrance Hall

Laminate wood flooring; double radiator; access to Living Room, Kitchen, Downstairs WC and Utility. Gas meter under stairs. Staircase rising to first floor with uPVC DG window to side

Living Room

Laminate wood flooring; double radiator; uPVC DG window to front

Kitchen

Tiled flooring; single radiator; matching base and wall units with worktops over and tiled splash backs; Newworld Range Cooker with stainless steel extractor hood over; stainless steel sink with mixer tap, half bowl and draining board; storage cupboard containing central heating Combi boiler Ideal Logic; cupboard housing electric meter and RCD Consumer Unit; uPVC double glazed window to rear and uPVC patio doors leading to garden

Utility

Tiled flooring; matching base and wall units with worktops over; space for washing machine and tumble dryer; uPVC DG window to rear; accessed from front via uPVC door with obscured DG panel and providing access to rear garden via uPVC door with obscured DG Panel

Downstairs W.C.

Vinyl floor tiles; W.C.

First Floor Landing

Carpeted; double radiator uPVC obscured DG picture window; access to Bedrooms 1, 2 and 3 and Family Bathroom; staircase rising to Loft Conversion

Bedroom 1/Loft Conversion

Carpeted; radiator; large storage cupboard; additional eaves storage cupboards; timber velum window to front; uPVC DG window to rear

Bedroom 2

Carpeted; single radiator; built-in mirrored door wardrobes; uPVC DG window to front

Bedroom 3

Carpeted; single radiator; built-in mirrored door wardrobe; uPVC DG window to rear

Bedroom 4

Carpeted; single radiator; uPVC DG window to rear

Family Bathroom

Tiled flooring; matching white bathroom suite, comprising curved panelled bath with as mixer tap and mains shower, WC and pedestal hand basin with SS mixer tap; fully tiled walls; uPVC obscured DG window to side

En-suite

Tiled flooring; shower cubicle with mains shower; bath with stainless steel mixer tap; WC and wash hand basin with mixer tap and storage unit under; chrome ladder radiator; walls partly tiled; uPVC obscured DG window to rear

Rear Garden

Decked area outside kitchen; paving slabs to side with path to rear of garden; lawned area; raised bed area constructed from railway sleepers and gravelled; timber summer house



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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