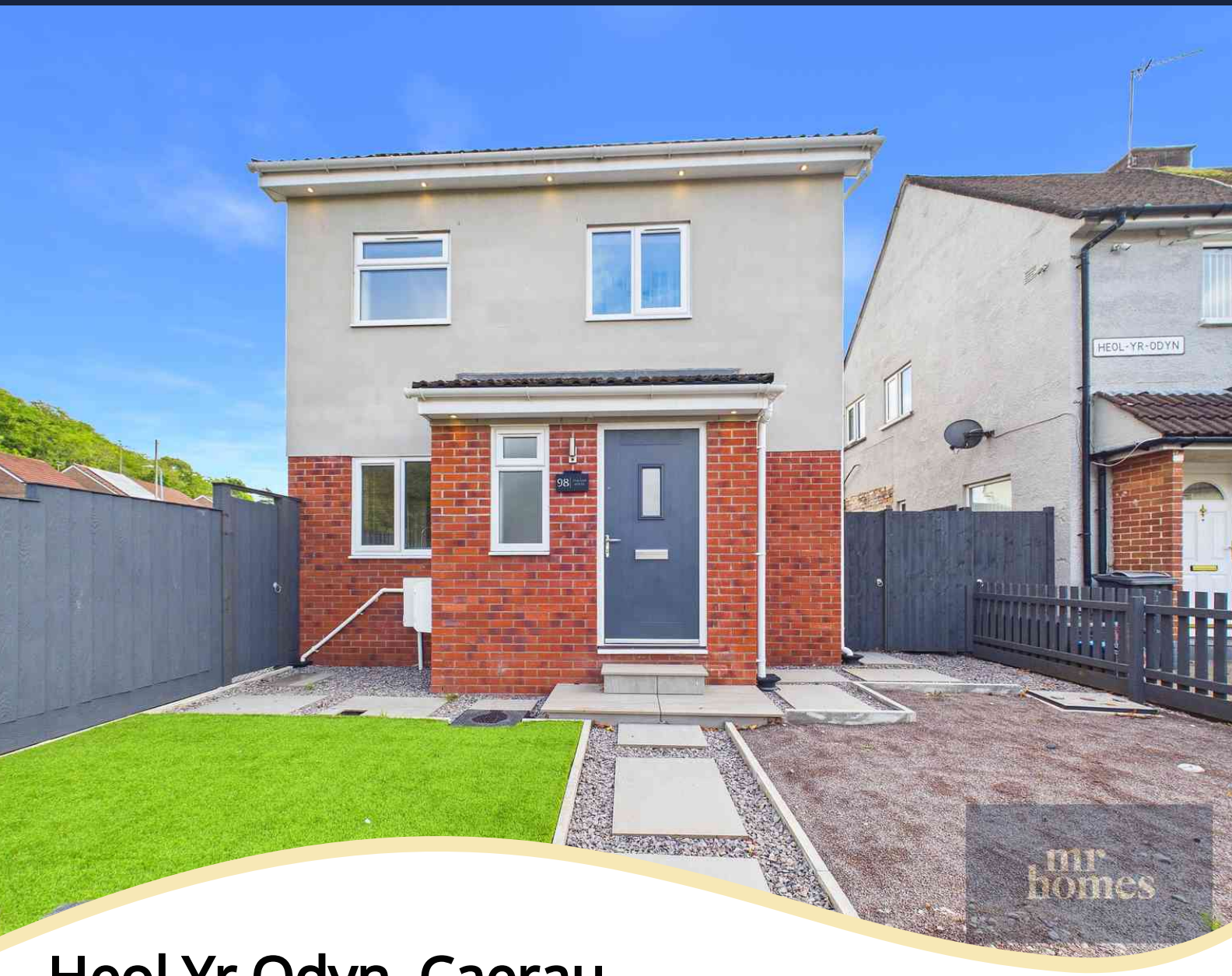
FOR SALE

Offers in Region of £285,000 Freehold



Heol Yr Odyn, Caerau, Cardiff. CF5 5QX

- NO CHAIN
- NEW HOME BUILT 2024
- DRIVEWAY
- FREEHOLD
- DETACHED 3-BED FAMILY HOME
- COUNCIL TAX BAND D
- REFURBISHED THROUGHOUT
- UNDERFLOOR HEATING THROUGHOUT DOWNSTAIRS

mr homes

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PROPERTY DESCRIPTION

** Offers in the Region of £285,000 ** Discover this stunning detached 3-bedroom family home in Caerau, newly built in 2024 and thoughtfully refurbished throughout to offer a modern, comfortable living space. Boasting two contemporary bathrooms with a cosy reception room looking out into the garden space. This freehold property benefits from luxurious underfloor heating on the entire ground floor, providing warmth and efficiency all year round. The driveway offers convenient off-street parking, and the home falls within Council Tax Band D, combining value with quality living. With no chain involved, this move-in-ready property presents an exceptional opportunity for families seeking a fresh start in a vibrant community. Experience the perfect blend of style, comfort, and practicality in this beautifully maintained home, ideal for creating cherished memories.

Located in the sought-after area of Caerau, residents enjoy a welcoming community atmosphere with easy access to local amenities, schools, parks, and transport links. The neighbourhood combines suburban tranquility with convenient proximity to nearby towns and the city, making it a perfect base for families and professionals alike.





ROOM DESCRIPTIONS

Kitchen
4.60 x 2.08 m
15'1" x 6'9"

Living Room
2.50 x 3.52 m
8'2" x 11'6"

Hallway
1.94 x 3.54 m
6'4 x 11'7"

Downstairs W/C
1.70 x 0.86 m
5'7" x 2'9"

Bedroom 1
2.72 x 4.11 m
8'10" x 13'5"

En-Suite
1.64 x 1.58 m
5'4" x 5'2"

Bedroom 2
2.50 x 3.52 m
8'2" x 11'6"

Bedroom 3
2.05 x 2.10 m
6'8" x 6'10"

Bathroom
2.46 x 1.19 m
8'0" x 3'10"





MATERIAL INFORMATION

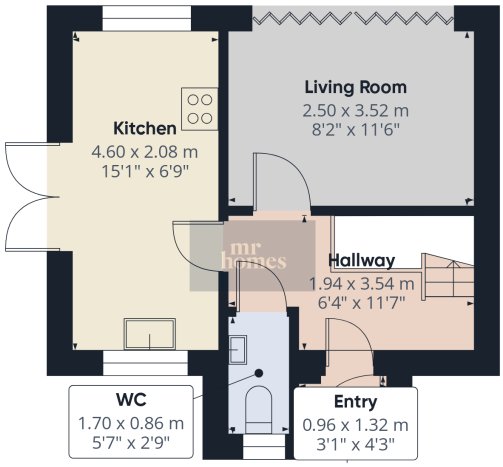
Council Tax: Band D
N/A
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: C (80)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

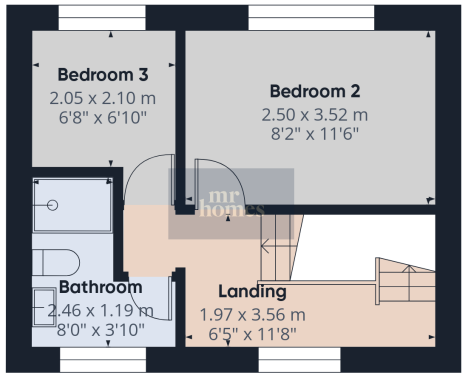




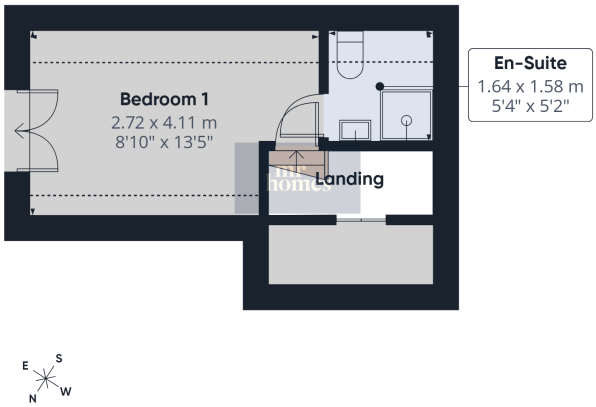
FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2

Approximate total area(1)

66.2 m²

714 ft²

Reduced headroom

3.3 m²

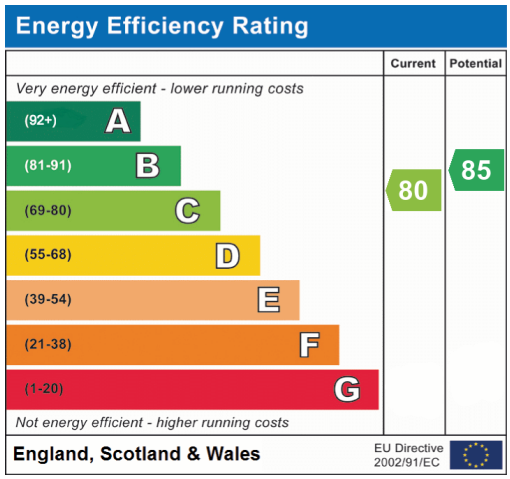
35 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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