FOR SALE

Guide Price £200,000 to £210,000 Freehold

Coedriglan Drive, Cardiff. CF5 4UQ

- NO CHAIN
- GUIDE PRICE £200,000 to £210,000
- PERFECT FIRST HOME
- MODERN & IMMACULATE
- MOVE STRAIGHT IN
- uPVC D/G WINDOWS & GAS C/H
- PRIVATE DRIVEWAY & AN EXTRA ALLOCATED PARKING SPACE
- CLOSE TO A48 & M4 MOTORWAY
- CLOSE TO AMENITIES & TRANSPORT LINKS
- BRILLIANT INVESTMENT OPPORTUNITY
- TENURE: FREEHOLD

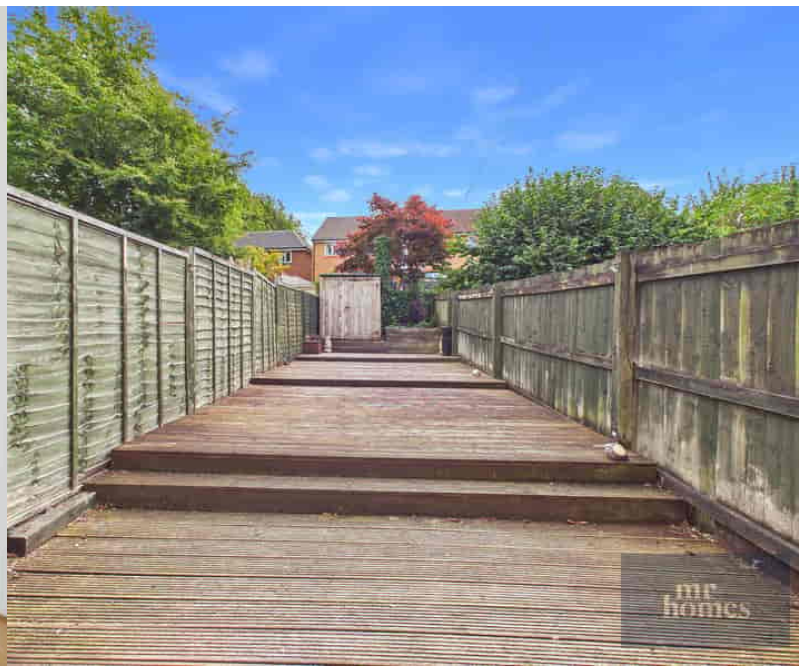
mr homes

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk

PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £200,000 to £210,000 *** MR Homes Offer FOR SALE this modern and immaculate 2-bedroom terraced house set back on a quiet cul-de-sac, ready for you to move straight in. Ideal for 1st Time Buyers. Boasting a freehold tenure and no onward chain, this charming property offers great convenience with a private driveway, an extra allocated parking space, a spacious living/dining room, modern fitted kitchen and a family bathroom. Ideally situated close to the A48 and M4 motorway, commuting and access to amenities are effortless, making it an excellent choice for professionals and families alike. The location benefits from excellent transport links and proximity to local shops, schools, and services. This well-maintained home presents a brilliant investment opportunity, whether you're a first-time buyer or looking to add to your portfolio. Don't miss out on this fantastic chance to secure a stylish home in a sought-after area, combining comfort, convenience, and potential for future growth. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway
7' 9" x 3' 10" (2.36m x 1.17m)

Laminate flooring, Radiator with cover, Wall mounted consumer unit, Archway to Kitchen and Door to Living/Dining Room.

Kitchen - Modern
7' 10" x 7' 9" (2.39m x 2.36m)

Laminate flooring cont'd, Matching wall & base units with work surfaces over and tiled splashbacks, Stainless steel sink & drainer with mixer tap, 4x ring Gas hob with extractor hood over, Electric oven, Plumbed for washing machine, Space for tall fridge-freezer, Ceiling mounted electric extractor fan, uPVC D/g window to front. NB: Glow.worm C/h boiler housed in wall cupboard.

Living/Dining Room
16' 8" x 11' 9" (5.08m x 3.58m)

Laminate flooring cont'd, 2x Radiators (1 with cover), uPVC D/g Patio sliding door to rear garden. Staircase to the 1st Floor Landing.

First Floor Landing
5' 10" x 3' 7" (1.78m x 1.09m)

Fitted carpet to Staircase & Landing, Hatch to insulated loft, partly boarded with loft light. Doors to; Bedroom 1, 2 and Bathroom.

Bedroom 1
13' 1" x 9' 7" (3.99m x 2.92m)

Laminate flooring, uPVC D/g window to rear, Radiator, 2x sliding doors to fitted wardrobe, Hanging rail & curtain to recess.

Bedroom 2
10' 6" x 6' 9" (3.20m x 2.06m)

Laminate flooring, uPVC D/g window to front, Radiator, Door to; Fitted wardrobe and Door to Airing Cupboard (Housing hot water tank and slat shelving)

Family Bathroom
7' 6" x 4' 9" (2.29m x 1.45m)

3-Piece Bathroom Suite, comprising of; Panel bath with mixer tap and attached shower, hand wash basin with mixer tap, set in a vanity cupboard, close-coupled W.c, chrome ladder/towel radiator, ceiling mounted electric extractor fan, uPVC obscured D/g window to front, fully tiled walls.

Front Garden - Laid to Lawn
Laid Lawn with a Mature Tree Centre-Piece. Stone Chippings run parallel to the front of the house.

Rear Garden - SOUTH-EAST FACING
Fully Decked for Low-Maintenance, Storage Shed to the Rear, all Enclosed by Panel Fencing.

Private Driveway to Front and Allocated Parking Space.

MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: Allocated. Driveway. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (65)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
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

Mobile Signal
Conservation Area: No

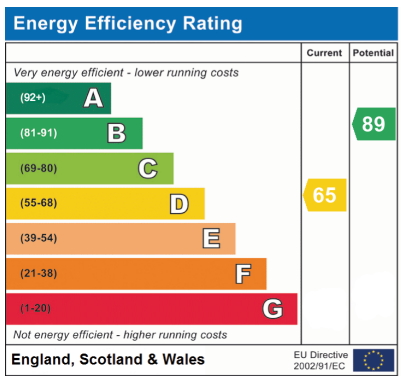
Flood Risk: River : Very low Seas : Very low

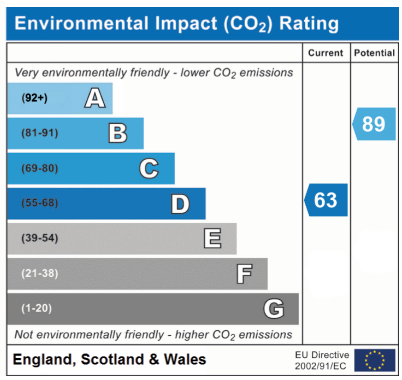
Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 8 Mbps - Superfast 57 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

FLOORPLAN & EPC





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