FOR SALE

Offers in of £229,950 Freehold

Heol Poyston, Caerau, Cardiff. CF5 5LY

- ** NO CHAIN **
- OFFERS IN EXCESS OF £229,950
- 2x RECEPTION ROOMS
- RE-FITTED KITCHEN
- UTILITY/LAUNDRY ROOM
- OUTHOUSE with DOWNSTAIRS W.C & STORAGE ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN - (SOUTH-EAST FACING)
- ATTRACTIVE FRONT GARDEN
- uPVC D/G WINDOWS & GAS C/H (Powered by a Ideal LOGIC COMBI c30)
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS

mr homes

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

02920 204555
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PROPERTY DESCRIPTION

* NO CHAIN * MR HOMES are very pleased to Offer FOR SALE this charming 3-Bed Semi-Detached Family Home. This Property is perfect for growing families and commuters alike. Boasting two spacious reception rooms and a modest re-fitted kitchen complemented by a convenient utility/laundry room, the home blends comfort and functionality effortlessly. The property features uPVC double-glazed windows and gas central heating powered by a modern Ideal Logic Combi c30 boiler, ensuring warmth and efficiency year-round. Outside, the attractive front garden provides great curb appeal, while the Beautifully Landscaped South-East facing Rear Garden offers a peaceful retreat for outdoor enjoyment. An outhouse with a downstairs W.C. and additional storage room adds valuable versatility. Ideally located close to schools, shops, amenities, and parks, with excellent transport links making daily travel straightforward. With a freehold tenure and offers in the region of £238,000, this well-maintained home is a wonderful find in a sought-after area. Don’t miss your chance to secure this delightful property that combines, style, and convenience in one superb package. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK

ROOM DESCRIPTIONS

Entrance Hallway
13' 0" x 5' 9" (3.96m x 1.75m)

Living Room (Reception Room 1)
13' 3" x 11' 6" (4.04m x 3.51m)

Sitting Room (Reception Room 2)
13' 0" x 8' 11" (3.96m x 2.72m)

Kitchen - Re-Fitted & Modern
9' 9" x 7' 4" (2.97m x 2.24m)

Outhouse
9' 1" x 3' 0" (2.77m x 0.91m)

Downstairs W.c (Part of Outhouse)
4' 4" x 2' 5" (1.32m x 0.74m)

Storage Room (Part of Outhouse)
4' 0" x 2' 5" (1.22m x 0.74m)

Utility/Laundry Room (Part of Outhouse)
5' 10" x 5' 8" (1.78m x 1.73m)

First Floor Landing
9' 1" x 2' 9" (2.77m x 0.84m)

Airing Cupboard housing an Ideal LOGIC c30 Combi-Boiler. Hatch to Insulated Loft.

Bedroom 1
12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom 2
10' 9" x 9' 8" (3.28m x 2.95m)

Bedroom 3

Family Bathroom Suite
8' 4" x 5' 6" (2.54m x 1.68m)

Front Garden - Enclosed by Low-Level Walls
Laid to Lawn with a Range of Shrubs Bordering.

Beautifully Landscaped Rear Garden (Backs onto Woodlands)
One of the main features of this Property is the Rear Garden, which is Large in Size, and backs onto Woodlands. There are a range of shrubs and plants making the Garden a peaceful retreat.

MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: On Street.
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

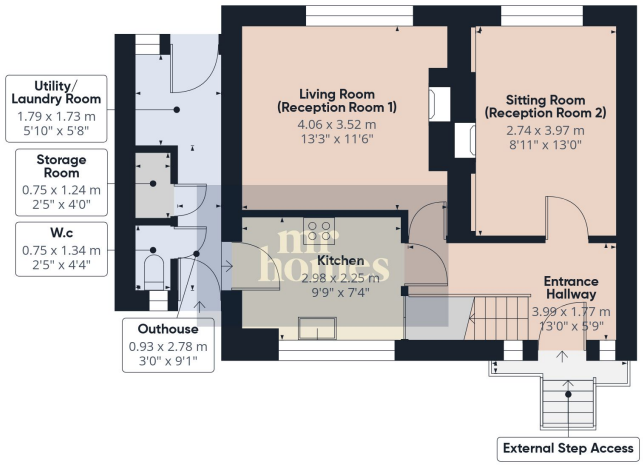
Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 14 Mbps - Superfast 60 Mbps - Ultrafast 1800 Mbps

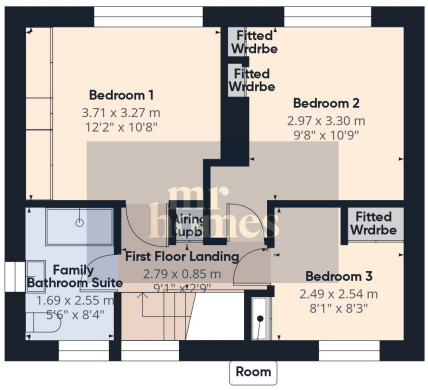
Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type
Standard Cavity Brick Wall Construction - Ex-Local Authority Build.

FLOORPLAN & EPC



Ground Floor



1st Floor

Approximate total area(1)

84.2 m²
904 ft²

Balconies and terraces

2.3 m²
25 ft²

(1) Excluding balconies and terraces

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

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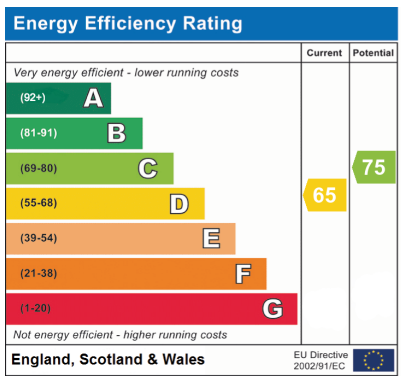

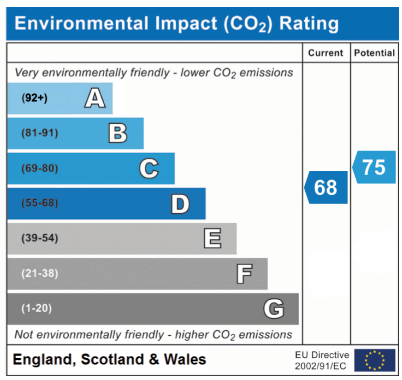

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