FOR SALE

Guide Price £220,000 to £230,000 Freehold

Heol Trelai, Caerau, Cardiff. CF5 5LH

- ** NO CHAIN **
- GUIDE PRICE £220,000 to £230,000
- 3-BED END-OF-LINK FAMILY HOME
- 2x RECEPTION ROOMS
- KITCHEN & SEPARATE UTILITY ROOM
- 3x DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN (LOW-MAINTENANCE)
- GARAGE
- uPVC D/G WINDOWS & GAS C/H (Powered by a Vaillant ecoTec pro 28 Combi-Boiler)
- TENURE: FREEHOLD.
- EPC RATING = D.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS

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 £220,000 to £230,000 *** MR HOMES Offer FOR SALE with No Onward Chain this 3-Bedroom End-of-Link Family Home boasting uPVC double-glazed windows and efficient gas central heating powered by a modern Vaillant ecoTec pro 28 combi-boiler. This Freehold property offers spacious living with two reception rooms, a well-equipped kitchen, and a separate utility room, perfect for family life. All three bedrooms are generous doubles, complemented by a well-maintained bathroom. Enjoy the benefits of a private garage and a low-maintenance enclosed rear garden, ideal for outdoor relaxation. Situated in a sought-after location with excellent transport links, this home is conveniently close to schools, shops, local amenities, and parks, making it perfect for families. Offered with no chain and a guide price between £230,000 and £240,000, this property presents an exceptional opportunity to move straight in and make it your own. EPC rating D ensures reasonable energy efficiency for comfortable living. Don't miss out on this inviting family home. 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 2' 9" (3.96m x 0.84m)

Meter Cupboard (EXTERNAL)
5' 4" x 1' 6" (1.63m x 0.46m)

Utility Room
7' 8" x 5' 0" (2.34m x 1.52m)

Living Room (Reception Room 1)
13' 5" x 11' 7" (4.09m x 3.53m)

Dining Room (Reception Room 2)
12' 8" x 9' 6" (3.86m x 2.90m)

Kitchen
10' 0" x 8' 1" (3.05m x 2.46m)

1st Floor Landing
9' 6" x 3' 0" (2.90m x 0.91m)

Hatch to Insulated Loft.

Bedroom 1
12' 10" x 10' 10" (3.91m x 3.30m)

Fitted Cupboard & Airing Cupboard housing a Vaillant Combi-Boiler.

Bedroom 2
13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom 3
11' 11" x 7' 9" (3.63m x 2.36m)

Door to Large Fitted Cupboard.

Family Bathroom
6' 11" x 6' 0" (2.11m x 1.83m)

W.c - (Separate to Family Bathroom)
6' 2" x 3' 3" (1.88m x 0.99m)

Front/Side Garden - Laid to Lawn

Rear Garden - Low-Maintenance & Enclosed
Door into Garage and Rear Gate Access.

Garage
17' 0" x 9' 5" (5.18m x 2.87m)

MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

EPC Rating: D (66)
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

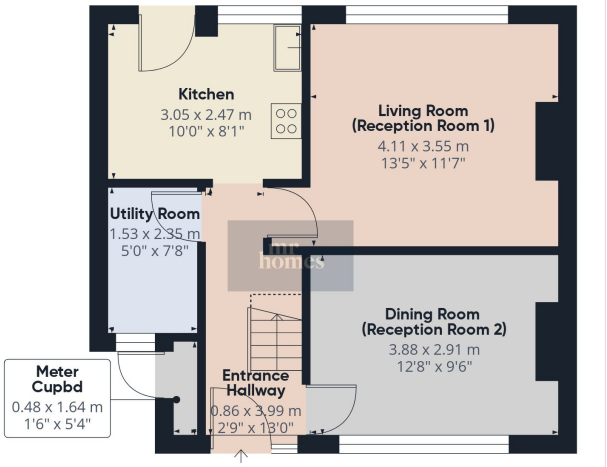
Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

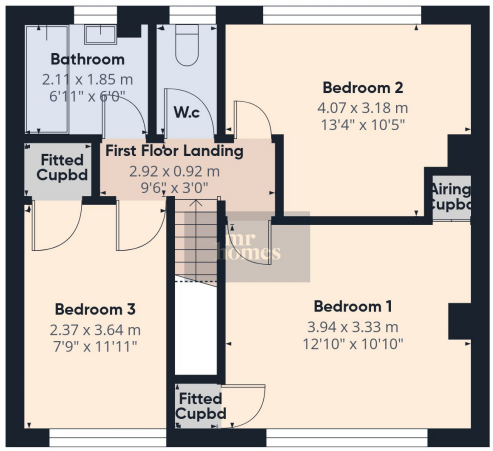
Broadband: Basic 15 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

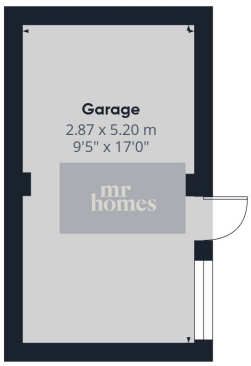
FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

102.7 m²

1107 ft²

Reduced headroom

1 m²

11 ft²

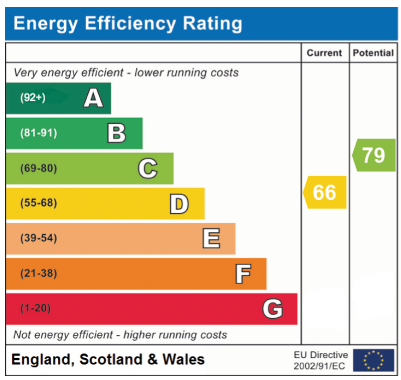
(1) Excluding balconies and terraces

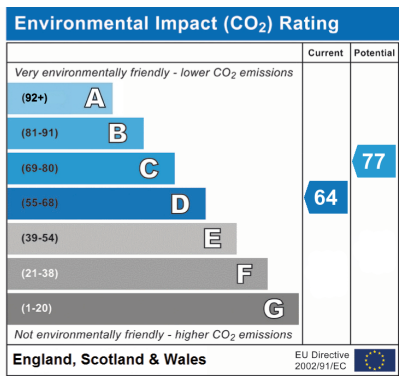
Reduced headroom

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





Mr Homes Cardiff

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk