FOR SALE

Guide Price £245,000 to £255,000 Freehold



Caerau Lane, Caerau, Cardiff . CF5 5HP

- *** NO CHAIN ***
- GUIDE PRICE £245,000 to £255,000
- A TRADITIONALLY BUILT 3-BED DOUBLE-BAY FRONTED & EXTENDED SEMI-DETACHED FAMILY HOME
- HERRINGBONE PARQUET FLOORING
- OPEN-PLAN MODERN LIVING
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- CUSTOM FITTED FAMILY BATH & SHOWER ROOM (GROUND FLOOR)
- MASTER BEDROOM with BAY WINDOW
- EN-SUITE
- BEDROOM 2 & BEDROOM 3
- ACCESS TO LARGE LOFT VIA ATTACHED LADDERS (AMPLE SPACE FOR STORAGE)
- ACCESS TO LARGE LOFT VIA ATTACHED LADDERS (AMPLE SPACE FOR STORAGE or POSSIBLE CONVERSION)
- ENCLOSED REAR GARDEN & BRICK-PAVED FRONT
- 16' 1" x 9' 6" (4.90m x 2.90m) OUTBUILDING with POWER & LIGHTING
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT TRANSPORT LINKS
- EARLY VIEWING HIGHLY RECOMMENDED
- CALL US FOR FREE MORTGAGE ADVICE
- 02920 204 555 - or SALES@MR-HOMES.CO.UK
- WWW.MR-HOMES.CO.UK

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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 £245,000 to £255,000 – This beautifully extended, traditionally built 3-bedroom double-bay fronted semi-detached family home in Caerau offers modern living with character. Boasting a modern fitted kitchen/breakfast room and open-plan reception areas, the property features stunning herringbone parquet flooring & slate tile flooring to the ground floor. The spacious master bedroom enjoys a charming bay window and en-suite, complemented by two further well-proportioned bedrooms and a custom-fitted family bathroom with both bath and shower on the ground floor. Enjoy ample storage or potential to convert the large loft space accessed via attached ladders Subject to Planning Consent. A 16'1" x 9'6" outbuilding with power and lighting provides versatile additional space. Situated close to local schools, shops, amenities, parks, and excellent transport links, this home benefits from an enclosed rear garden and brick-paved front driveway. Offered with no chain, early viewing is highly recommended to fully appreciate this exceptional family home. Contact 02920 204 555 or sales@mr-homes.co.uk for more details and free mortgage advice.





Entrance Porch
5' 3" x 3' 3" (1.60m x 0.99m)

Hallway
4' 1" x 3' 10" (1.24m x 1.17m)

Living Room with Bay Window (Open-Plan to the Dining Room)
13' 3" x 11' 10" (4.04m x 3.61m)

OPEN-PLAN Dining Room & EXTENDED Kitchen/Breakfast Room
27' 2" x 11' 1" (8.28m x 3.38m)

Utility Room
Houses the Combi-Boiler.

Custom Fitted Family Bath & Shower Room Suite
13' 7" x 4' 5" (4.14m x 1.35m)

Staircase to the First Floor Landing
6' 1" x 4' 5" (1.85m x 1.35m)

Master Bedroom 1 with Bay Window
13' 5" x 11' 7" (4.09m x 3.53m)

En-Suite
5' 0" x 3' 1" (1.52m x 0.94m)

Bedroom 2
11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom 3
8' 11" x 6' 1" (2.72m x 1.85m)

Attic
25' 4" x 15' 3" (7.72m x 4.65m) NB: Headroom reduced to sides due to sloping roof.
Accessed via an attached pull down ladder.

Fully Brick-Paved to the Front
Lockable Gate to the Rear Garden via the Side of the Property.

Rear Garden is Enclosed & Low-Maintenance.

Outbuilding with Power & Lighting (Separate RCD Consumer Unit)
16' 1" x 9' 6" (4.90m x 2.90m)





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: None.
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 (64)
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

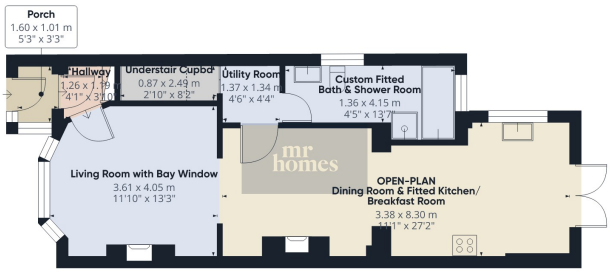
Broadband: Basic 20 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

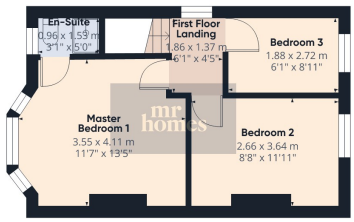




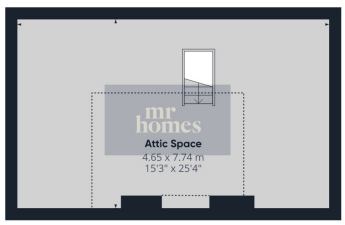
FLOORPLAN & EPC



Ground Floor Main House



1st Floor Main House



Attic Main House



Ground Level Outbuilding

Approximate total area(1)

132.7 m²

1427 ft²

Reduced headroom

26.6 m²

286 ft²

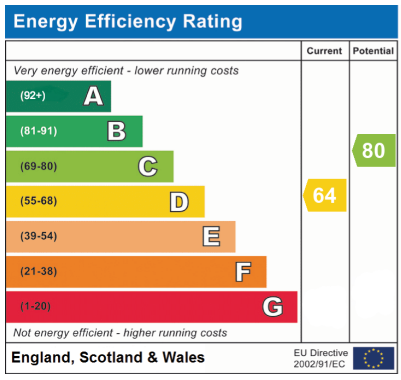
(1) Excluding balconies and terraces

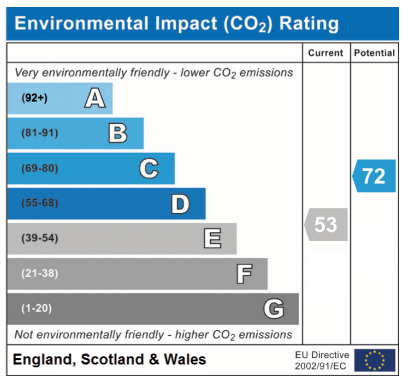
Reduced headroom

..... 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.

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