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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



St Hilary Court,  
Tidenham Road, Caerau  
Cardiff CF5 5EF

Guide Price £90,000 to £100,000  
Leasehold

# St Hilary Court, Tidenham Road Caerau, Cardiff, CF5 5EF

## Overview

- NO CHAIN !!!
- IDEAL for FTB's
- IDEAL for INVESTOR's
- 2x FLOORS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- uPVC D/G WINDOWS
- GAS C/H with COMBI
- OFF-ROAD PARKING SPACES TO FRONT



**MR Homes** are pleased to Offer **FOR SALE** this 3-Bedroom Maisonette located in Caerau, Cardiff briefly comprising; Entrance Hallway, Spacious Lounge, Kitchen/Diner, Staircase to Landing, Bedrooms 1, 2, 3, Bathroom & Separate W.c. There is a Lockable Storage Shed to the Left of the Front Door. The Balcony Overlooks the Large & Enclosed Communal Gardens which are Always Very Well Maintained. Off-Road Parking Available to the Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester i Junior Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = B.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE Mortgage Advice Available Upon Request by Telephone Appointment...**



**Entrance Hallway**

Wall Mounted Security Door Entry System

**Lounge**

16' 8" x 13' 2" (5.08m x 4.01m)

**Kitchen/Diner**

12' 9" x 10' 9" (3.88m x 3.27m)

Door to Large Storage Cupboard housing Worcester i Junior Combi-Boiler & Electric RCD Consumer Unit.

**Landing**

Hatch to Loft

**Bedroom 1**

13' 1" x 8' 11" (3.98m x 2.72m)

Double Doors to Fitted Cupboard with Hanging Rail.

**Bedroom 2**

10' 11" x 10' 10" (3.32m x 3.30m)

**Bedroom 3**

10' 2" x 7' 5" (3.10m x 2.26m)

**Bathroom**

6' 10" max x 5' 5" (2.08m x 1.65m)

**W.c**

5' 0" x 2' 9" (1.52m x 0.84m)

Close-Coupled W.c

**Outside Shed**

**Communal Gardens**

**Parking Available to the Front**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS