

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: [sales@mr-homes.co.uk](mailto:sales@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Tudor Close Fairwater  
Cardiff CF5 3DE

Guide Price £260,000  
Freehold

# Tudor Close Fairwater, Cardiff, CF5 3DE

## Overview

- Semi-Detached Family House
- Undergone Complete Refurbishment
- New Porch & Full Width Ground Floor Extension
- New Wiring & Central Heating System
- Off Street Parking
- Sought After Location
- Close To Public Transport Links
- Easy Access To Cardiff City Centre &

Located in the heart of Fairwater, Cardiff CF5. MR Homes present to the open market this semi-detached house in Tudor Close. Over recent months the property has undergone full refurbishment and is in the final stages of being completed. The property has a newly built porch and full width ground floor extension which houses the kitchen breakfast room, new wiring and central heating system, new kitchen and bathroom. The entire property has been re-plastered throughout and new flooring will be added soon. Externally our client will be creating a new drive to secure off street parking for two cars and will be creating an enclosed garden to enjoy, at this time the outside is not completed!

The accommodation comprises of a porch, entrance hallway, sitting room, dining area, fantastic kitchen breakfast room, two double bedrooms and a family bathroom. The property is situated within two minutes walk of Fairwater Green with its range of shops, post office, salons, cafe, gastro pub and doctors surgery. A further benefit is close proximity to Waungron Park train station and there are bus services on St Fagans Road which lead to a number of destinations.

EPC Rating = D. Council Tax Band = D.

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

MORTGAGE ADVICE AVAILABLE UPON REQUEST...





### Approach

Tudor Close is located in the heart of Fairwater Green, Cardiff CF5. To the front of the property is an enclosed front garden and soon to be completed drive for two cars.

### Entrance Porch

5' 5" x 3' 4" (1.66m x 1.01m)

A newly built porch is accessed via a double glazed door to front, with further double glazed window to side, opening to

### Hallway

14' 10" x 8' 11" (4.52m x 2.71m)

The spacious hallway has stairs with fitted carpet that lead to the first floor, under stairs storage cupboard, wall mounted radiator, new flooring (to be added) power points, door to sitting room, open to the kitchen breakfast room

### Sitting Room

11' 11" x 15' 1" (3.63m x 4.59m)

Double glazed bay window and further window to front, wall mounted radiator, new flooring (to be added) tv and power points

### Kitchen Breakfast Room

12' 6" x 14' 10" (3.8m x 4.53m)

Double glazed vaulted sky light, double glazed window to rear and french style patio doors to side. A range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated cooker and fridge freezer. Space for washing machine and dishwasher. Concealed wall mounted combination boiler. Wall mounted radiator, tiled flooring, power points

### First Floor Landing

Double glazed window to rear, continuation of fitted carpet, doors to

### Bedroom One

15' 2" x 12' 6" (4.63m x 3.81m)

Double glazed bay window and further window to front, wall mounted radiator, fitted carpet, tv and power points

### Bedroom Two

7' 10" x 10' 8" (2.4m x 3.25m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

### Bathroom

5' 0" x 7' 0" (1.52m x 2.14m)

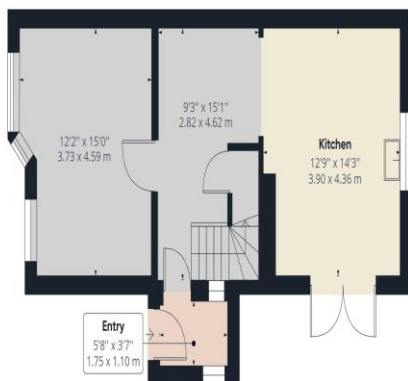
Obscured double glazed window to side. A suite to include a panel enclosed bath with mixer taps and mains fed power shower over, pedestal hand wash basin, low level flush WC, fully tiled

### Garden

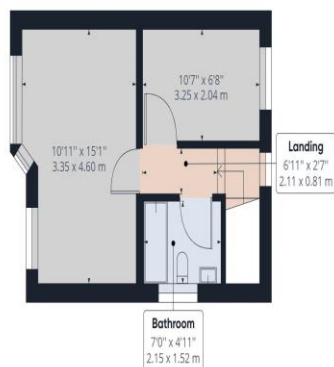
The garden has yet to be cleared and a new fence installed.



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.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

826.56 ft<sup>2</sup>  
76.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

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