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MR HOMES
SALES & LETTINGS



Egerton Mews
Egerton Street, Cardiff
CF5 1RF

OFFERS IN EXCESS OF £315,000
NO CHAIN
Freehold

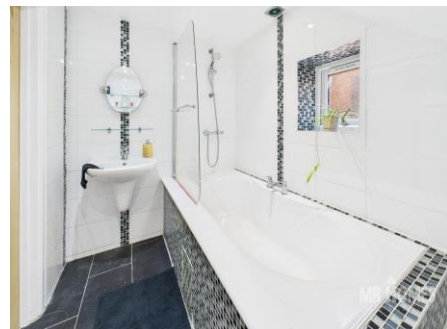
Egerton Mews, Egerton Street, Cardiff, CF5 1RF

- NO CHAIN
- DETACHED
- MEWS LOCATION with PARKING
- 3-BEDROOMS
- OPEN PLAN LIVING SPACE with JULIET BALCONY
- MODERN BATHROOM & KITCHEN
- GARDEN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - 'UPSIDE DOWN' MEWS PROPERTY - PARKING - 3 BEDROOMS - OPEN PLAN LIVING SPACE with JULIET BALCONY - MODERN KITCHEN with BREAKFAST BAR and ALL APPLIANCES INCLUDED - MODERN BATHROOM - GARDEN - STORAGE AREA - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this spectacular mews property that offers flexible accommodation over two floors, the bedrooms and bathroom are on the ground floor and the kitchen and open plan living area are located on the first floor complete with Juliet balcony. The property benefits from ample parking for multiple vehicles and is located right in the heart of Canton but is itself situated in an extremely tranquil spot with just one other property within the mews. The ever popular Chapter Arts Centre is less than half a mile away and can be reached within a 10 minute walk. Similarly, the shops, bars, restaurants and general amenities of Canton are on your doorstep. The southern entrance to Thompson's Park is just a 5-minute walk, alternatively, Victoria Park is just half a mile to the west. Cardiff City Centre itself is just over one mile away and can be reached on foot in under 30 minutes or you can take advantage of the various public transport options.



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

FREE MORTGAGE ADVICE FROM INDEPENDENT MORTGAGE ADVISORS INFIMO LTD WWW.MR-HOMES.CO.UK



Outside Front

Shared driveway; electric sliding gate (not operational); parking; block paved courtyard; access to side storage area via timber gate; access to garden via timber gate

Entrance Hallway

22' 8" x 3' 1" MIN (6.90m x 0.94m)

Accessed via uPVC front door with obscured DG panels; carpeted; radiator; RCD Consumer Unit (last inspection 08/11/2024); Challenger burglar alarm system control panel; access to all Bedrooms and Family Bathroom; stairs rise to First Floor; 2 x uPVC DG windows both to side



Bedroom 1

10' 8" x 9' 11" PLUS WARDROBES (3.25m x 3.02m)

Carpeted; radiator; built-in wardrobes with mirrored sliding doors; uPVC French Doors providing access to Rear Garden

Bedroom 2

9' 3" x 9' 4" (2.82m x 2.84m)

Carpeted; radiator; uPVC DG full height windows to front



Bedroom 3

10' 6" x 6' 11" (3.20m x 2.11m)

Carpeted; radiator; wall mounted light fittings; uPVC DG window to front

Family Bathroom

8' 6" x 5' 8" (2.59m x 1.73m)

Tiled flooring; fully tiled walls; ladder-style radiator; matching white suite comprising pedestal Wash hand basin with stainless steel mixer tap, WC, and panelled bath with stainless steel mixer tap and mains powered shower over; extractor fan; uPVC obscured DG window to side



Kitchen Area

9' 3" x 8' 7" (2.82m x 2.61m)

Vinyl flooring; matching wall and base units with worktops over and matching splash backs; breakfast bar with two stools; Franke composite sink with stainless steel mixer tap; integrated 5-ring gas hob with engine turned effect metallic splash back and extractor hood over; integrated Beko electric fan assisted oven and grill; Hotpoint washing machine; Beko tumble dryer; Samsung American-style double door fridge/freezer; cupboard housing gas central heating Combi boiler: BAXI EcoBlue Plus 28); uPVC DG window to side; 1 x Velux window

Open Plan Living Space

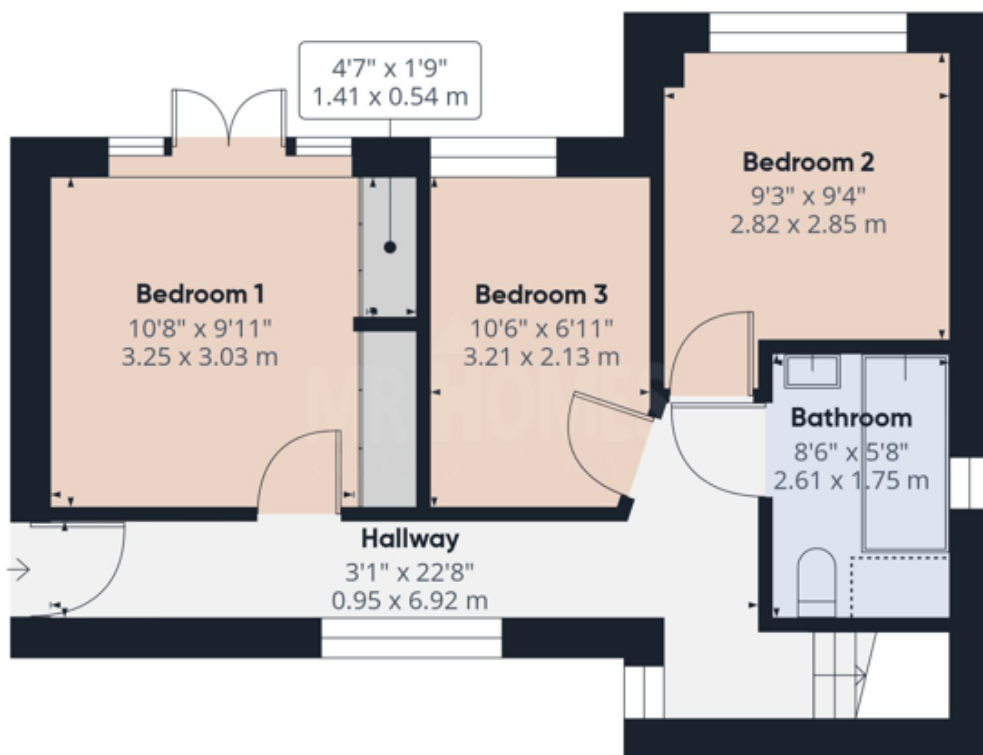
28' 11" x 18' 7" MAX (8.81m x 5.66m)

Carpeted; 3 x radiators; open valved ceiling with parallel beams; uPVC French doors opening onto Juliet balcony; 2 x Velux windows

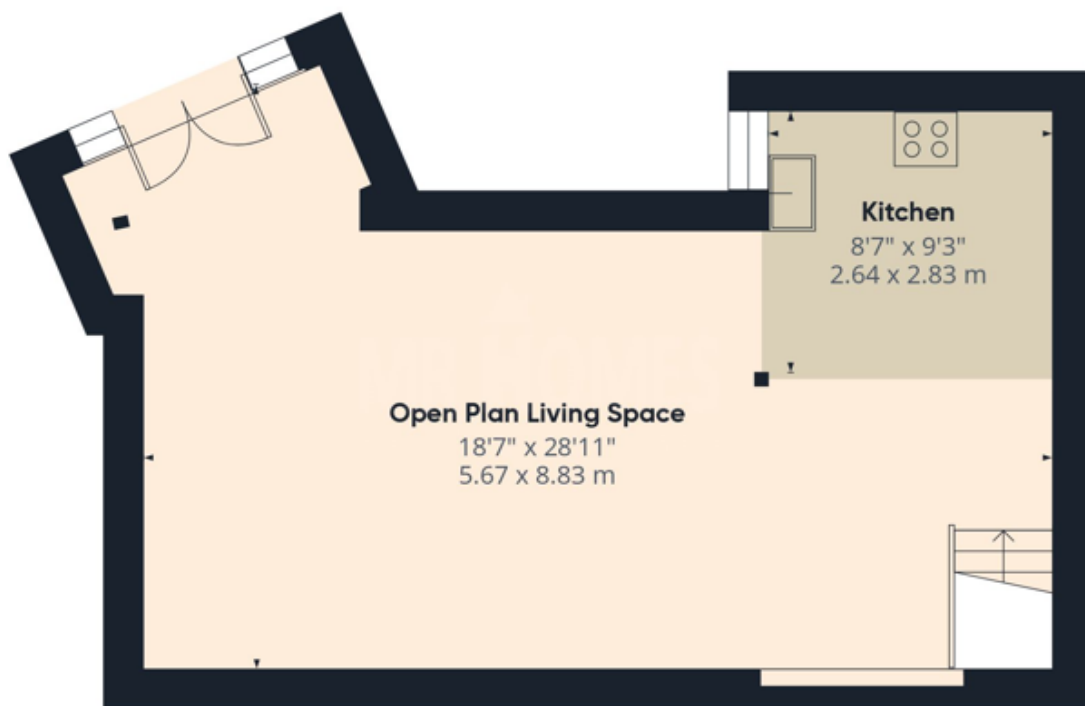
Garden

Access from Bedroom 1 or externally via timber gate from parking area; laid to artificial lawn; outside tap; plastic storage shed





Floor 0



Floor 1

Approximate total area: 933 ft² / 86.6 m²

Reduced headroom: 5 ft² / 0.5 m²

Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF & THE VALE

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