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**MR HOMES**  
SALES & LETTINGS



Lauriston Close,  
Caerau,  
Cardiff CF5 5PT

OFFERS IN EXCESS OF £315,000  
Freehold



# Lauriston Close, Caerau, Cardiff. CF5 5PT.

- 4-BED DETACHED FAMILY HOME
- OCCUPYING A LARGE CORNER PLOT
- WRAP AROUND GARDENS - BACKS ONTO WOODLAND
- SPACIOUS 22ft LIVING ROOM
- MODERN KITCHEN/DINER with NEW SLATE TILE FLOORING
- STUDY/ 3rd RECEPTION ROOM
- RE-FITTED CLOAKROOM/DOWNSTAIRS W.C
- MASTER BEDROOM with RE-FITTED EN-SUITE & RE-FITTED FAMILY BATHROOM
- LARGE FRONT GARDEN - DOUBLE DRIVEWAY & SPACIOUS GARAGE
- TENURE: FREEHOLD



IMMACULATLY PRESENTED 4-BED DETACHED FAMILY HOME OCCUPYING A VERY LARGE CORNER PLOT - WRAP AROUND GARDENS BACK ONTO WOODLANDS - SPACIOUS 22ft LIVING ROOM - MODERN KITCHEN/DINER - STUDY/3rd RECEPTION ROOM - RE-FITTED CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with RE-FITTED EN-SUITE - RE-FITTED FAMILY BATHROOM - INSULATED & BOARDED LOFT VIA ATTACHED LADDERS - LARGE FRONT GARDEN with SLATE CHIPPINGS - 2x LOCKABLE SIDE GATES ACCESSING THE LARGE WRAP AROUND REAR & SIDE GARDENS - PRIVATE DOUBLE DRIVEWAY - LARGE GARAGE with BOARDED LOFT FOR EXTRA STORAGE - IDEAL SMART THERMOSTAT - IDEAL LOGIC+ 35kW COMBI-BOILER FITTED NOV 2022 APPROX. (8 YEARS APPROX. REMAINING ON WARRANTY) - TENURE: FREEHOLD.

**MR HOMES** are delighted to Offer **FOR SALE** this Immaculately Presented 4-Bedroom Detached Family Home, comprising in brief; Inviting Entrance Hallway, Cloakroom, Spacious Living Room, Kitchen/Diner, Study/ 3rd Reception Room, Staircase to the 1st Floor Landing, Hatch to Insulated & Boarded Loft via Attached Ladders, Master Bedroom with En-Suite, Bedroom 2, Bedroom 3, Bedroom 4 & a Family Bathroom Suite. The Large Front Garden is Low-Maintenance with Slate Chippings, The Large Side Garden is Laid to Lawn with a Patio & the Rear Garden has a Full Patio which is also Low-Maintenance. Private Double Driveway leads to the Spacious Garage. uPVC Double Glazing Windows & Gas Central Heating Powered by an IDEAL LOGIC+ 35kW Combi-Boiler Fitted Nov 2022 with 8 Years Approx. Remaining on Warranty.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link > <https://tour.giraffe360.com/lauristonclose11ap/>

EPC Rating = Awaiting Assessment...  
Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





**Entrance Hallway** - 16' 8" x 6' 8" (5.08m x 2.03m) Enter Via Composite Door With Obscure D/g Panel Windows, Quality Laminate Flooring, Double Panel Radiator, Wall Mounted Alarm Panel, Wall Mounted BT Openreach Socket Point, Coving to Ceiling, Plastered Walls And Plastered Ceiling, (Walls are Papered), Door to Understair Storage Cupboard, Door to Cloakroom, Living Room, 3rd Reception Room, Kitchen/Diner, Staircase to First Floor Landing.

**Cloakroom/Downstairs W.c.** - 5' 9" x 2' 9" (1.75m x 0.84m) Quality Laminate Flooring, Close Coupled W.c., Wash Hand Basin With Mixer Tap Set In Vanity Cupboards, Tiled Splashbacks around Wash Hand Basin, Bathroom Cabinet With Mirror Above And Shelving, Ceiling Mounted Electric Extractor Fan, Ceiling Mounted Electric RCD Consumer Unit, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

**Living Room** - 21' 9" x 10' 5" (6.62m x 3.17m) Fitted Carpet, uPVC D/g Window to Front, uPVC D/g Patio Sliding Door to Large Side Garden, 2 x Double Panel Radiators (1 has Radiator Cover On With Shelving Above), Coving to Ceiling, Plastered Walls And Plastered Ceiling (Walls are Papered).

**3rd Reception Room** - 10' 2" x 8' 4" (3.10m x 2.54m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator Coving to Ceiling, Plastered Walls And Plastered Ceiling, Wall Mounted Ideal Smart Thermostat.

**Kitchen/Diner** - 15' 3" x 11' 6" (4.64m x 3.50m) Slate Tile Flooring, Matching Wall and Base Units With White Hi-Gloss Doors, Work Surfaces Over With Matching Upstands, Tiled Splashbacks, 5 Ring Baumatic Gas Hob With Vented Out Extractor Hood Over, Hotpoint Electric Double Fan Assisted Oven, Integrated Hoover Dishwasher, Plumbed For Washing Machine, Space for American Style Fridge/Freezer With Cupboards Fitted Around, Pull-Out Larder Unit, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving to Ceiling, Stainless Steel Sink, Quarter Bowl and Drainer With Mixer Hose Tap, uPVC D/g Window to Rear, Steel Composite Half Glazed D/g Door To Side.

**Staircase/First Floor Landing** - 9' 5" x 3' 0" (2.87m x 0.91m) Fitted Carpet to Staircase And Landing, Plastered Walls And Plastered Ceiling, Doors to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom, Door to Airing Cupboard With Slat Shelving, Hatch to Insulated and Boarded Loft With Loft Light And Pull Down Attached Ladders and houses an IDEAL LOGIC+ 35kW Combi-Boiler Fitted Nov 2022 with 8 Years Approx. Remaining on Warranty.

**Master Bedroom** - 12' 2" x 10' 7" (3.71m x 3.22m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling with 1 Wall Papered, Coving to Ceiling, Recess With Fitted Cupboards, Door to En-Suite.

**En-Suite** - 7' 2" x 4' 1" (2.18m x 1.24m) Newly Laid Vinyl Flooring, Fully Tiled Walls With A Feature Design, Shower Cubicle With Mixer Shower With Dual Rainfall and Handheld Showerheads, Oval Wash Hand Basin With Chrome Mixer Tap Over, Set In Vanity Shelving With A Bathroom Mirror And Light Above, W.c. Encased In Vanity Shelving System With Drawers And Cupboards, Chrome Ladder/Towel Radiator, Wall Mounted Electric Extractor Fan, Plastered Ceiling With Inset LED Spotlights, uPVC Obscure D/g Window to Front.

**Bedroom 2** - 11' 11" x 8' 0" (3.63m x 2.44m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving to Ceiling.

**Bedroom 3** - 11' 3" x 9' 6" (3.43m x 2.89m) Fitted Carpet, uPVC D/g Window to Side, Single Panel Radiator, Plastered Walls And Plastered Ceiling With 1 Wall Papered, Coving to Ceiling.

**Bedroom 4** - 9' 4" x 7' 4" (2.84m x 2.23m) Fitted Carpet, uPVC D/g Window to Side, Single Panel Radiator, Plastered Walls And Plastered Ceiling With 1 Wall Papered, Coving to Ceiling.

**Family Bathroom** - 7' 2" x 5' 8" (2.18m x 1.73m) Newly Laid Herringbone Design Vinyl Flooring, Panel Bath With Chrome Mixer Tap Over And Electric Shower, Folding Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close Coupled W.c., Wall Mounted Mirror With Light, Single Panel Radiator, uPVC Obscure D/g Window to Rear, Tiled Walls Around Bath, Shower And Wash Hand Basin, Wall Mounted Electric Extractor Fan, Remaining Walls Are Plastered, Plastered Ceiling With LED Fitted Light,

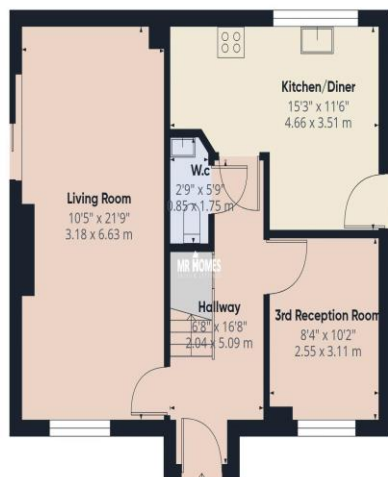
**Outside Front** - Set On A Large Corner Plot, Private Driveway for Multiple Vehicles, Laid Slate Chippings With Flowerbed Borders with an Acer Bush, Magnolia Tree and Pieris, Patio Slab Area For Bins, Lockable Side Gate Giving Access to Rear Garden, Sensored Welcome Light, Side Gate to Side Garden, Patio That Leads To Front And Side Of House, Garage.

**Garage** - 17' 2" x 8' 5" (5.23m x 2.56m)- Up and Over Door, Pitched Roof, Power And Lighting, Boarded Ceiling With Loft Access And Light, uPVC D/g Window to Rear, Its Own Electric RCD Consumer Unit, Access via uPVC Half Glazed Obscure D/g Door.

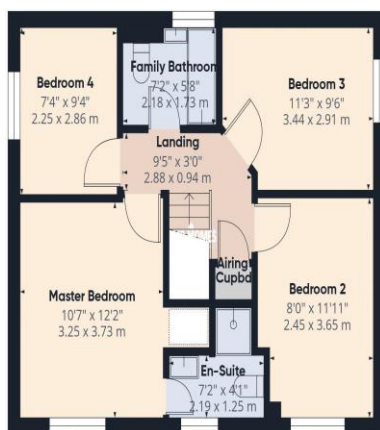
**Rear/Side Garden** - Wraparound Garden to Rear And Side, Natural Stone Patio to Front, Leads to a Second Natural Stone Patio, Enclosed By Feather Edge Fencing to Both Rear And Side, Flowerbed Border, Outside Security Lighting On Sensors, Colour Changing Spotlights, Solar Side Lighting, Porch Covering Over Kitchen Side Door, Water Butt off the Garage, Outside Water Tap, Outside Double Power Points to Rear And Side, Further Natural Stone Patio With Large Lawn Area to Side, Extended Spotlights to Side Garden, Lockable Side Gate to Access the Front, Flowerbeds Enclosed By Sleepers.



**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.



Floor 0 Building 1



Floor 1 Building 1



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

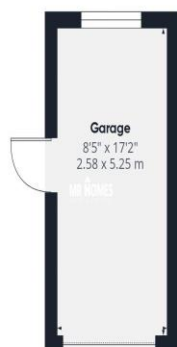
1228 ft<sup>2</sup>  
114.2 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 0 Building 2

## CARDIFF & THE VALE

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