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253 Cowbridge Road West,  
Cardiff, CF5 5TD

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www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Amroth Road  
Caerau Cardiff  
CF5 5DR

Guide Price £180,000 to £190,000  
Freehold



# Amroth Road Caerau, Cardiff, CF5 5DR

## Overview

- LARGE PLOT
- EXTENDED
- LARGE DRIVEWAY
- LARGE REAR GARDEN
- GARAGE/OUTBUILDING
- uPVC D/G
- GAS C/H with COMBI
- CLOSE TO SHOPS
- EXCELLENT TRANSPORT LINKS
- FREEHOLD



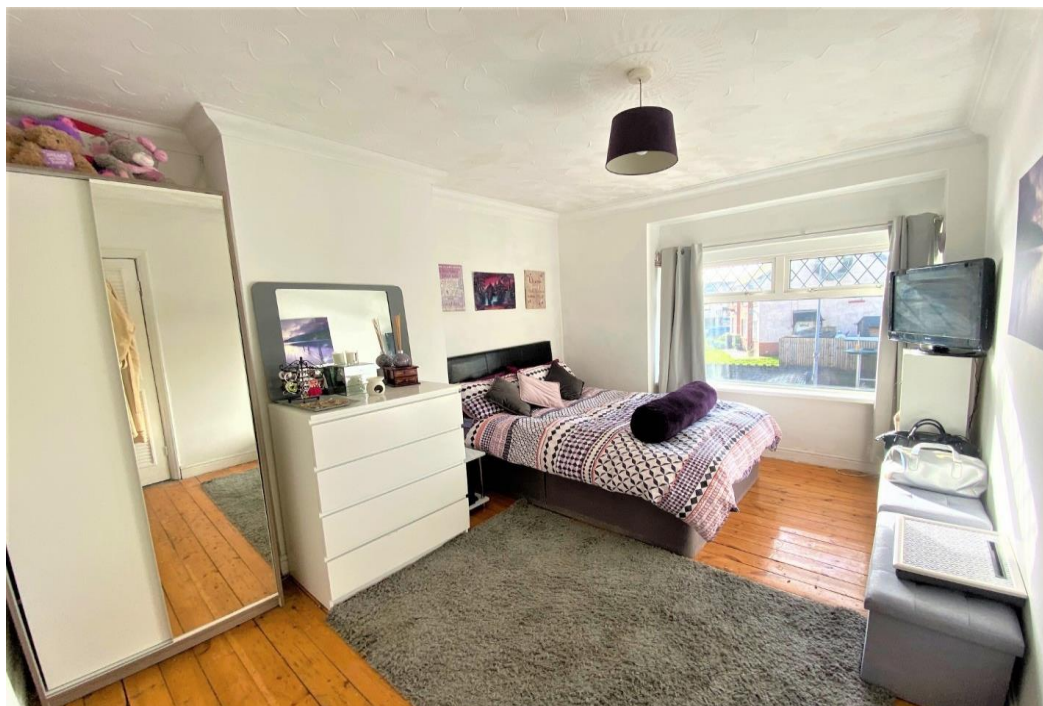
**NO CHAIN !!! LARGE PLOT - 3-BED  
EXTENDED SEMI-DETACHED FAMILY  
HOME - LARGE DRIVEWAY & GARAGE -  
FREEHOLD**

**MR HOMES** are pleased to Offer  
**FOR SALE** this EXTENDED 3-Bedroom  
Semi-Detached Spacious Family Home  
comprising in brief; Porch Entrance,  
Lounge, Kitchen/Breakfast Room  
Open-Plan to the Extended  
Sitting/Dining Room. Staircase to 1st  
Floor Landing, Extended Bedroom 1,  
Bedrooms 2, 3 & an Extended Family  
Bathroom. Front Garden and a Large  
& Enclosed Rear Garden. Large  
Driveway holds Several Vehicles, 17ft  
x 10ft Garage/Outbuilding. uPVC  
Double Glazing Windows & Gas  
Central Heating powered by a  
Worcester Greenstar 28i Combi-  
Boiler.

**EPC Rating = Awaiting Assessment...**  
**Council Tax Band = C.**

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

**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**





**Porch Entrance**

7' 6" x 3' 0" (2.28m x 0.91m)

**Lounge**

16' 9" max x 13' 7" (5.10m x 4.14m)

**Kitchen/Breakfast Room - Open-Plan to Rear Extension/Sitting Room**

16' 9" x 9' 2" (5.10m x 2.79m)

**Sitting/Dining Room - Extension**

15' 10" x 12' 3" (4.82m x 3.73m)

**Staircase to 1st Floor Landing**

Hatch to Insulated Loft - Airing Cupboard housing Worcester Greenstar 28i Combi-Boiler.

**Bedroom 1 - Extended with Dormer**

19' 3" x 9' 7" into Fitted Wardrobe (5.86m x 2.92m)

Fitted Wardrobe

**Bedroom 2**

13' 6" x 10' 0" (4.11m x 3.05m)

**Bedroom 3**

9' 6" x 6' 5" (2.89m x 1.95m)

**Family Bathroom - Extended with Dormer**

9' 7" x 6' 11" (2.92m x 2.11m)

**Front Garden****Rear Garden - Large & Enclosed**

Roof Covering 1/2 of patio from Rear Extension/Sitting Room

**Driveway - Holds Many Vehicles****Garage/Outbuilding**

17' 0" x 10' 2" (5.18m x 3.10m)

Power & Lighting - Door & Window into Rear Garden.



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