

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD
e: SALES@mr-homes.co.uk

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

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 Pwllmelyn Road,
Fairwater,
Cardiff,
CF5 3QB

GRANGETOWN

233 Penarth Road,
Grangetown,
Cardiff,
CF11 6FS