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MR HOMES
SALES & LETTINGS



Cyntwell Crescent
Caerau Cardiff
CF5 5QJ

Guide Price £250,000 to £260,000
Freehold

Cyntwell Crescent, Caerau, Cardiff. CF5 5QJ.

- 3-BED SEMI-DETACHED FAMILY HOME with OPEN-PLAN LIVING
- MODERN RE-FITTED KITCHEN/BREAKFAST/DINING ROOM
- SOUTH-WEST FACING REAR GARDEN, BACKS ONTO LARGE PLAYING FIELDS
- UTILITY/LAUNDRY ROOM & DOWNSTAIRS W.C
- SOLID OAK WORKTOPS & DOORS
- RE-FITTED FAMILY BATH & SHOWER ROOM
- PRIVATE DRIVEWAY with OHME ELECTRIC CAR CHARGING POINT
- uPVC D/G WINDOWS & COMPOSITE FRONT DOOR (FITTED 2019)
- GAS C/H Powered by a BAXI Duo-Tec 28kw ErP Combi-Boiler with HIVE Smart Thermostat
- FREEHOLD



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3-BED SEMI-DETACHED SPACIOUS FAMILY HOME
OPEN-PLAN MODERN LIVING,
RE-FITTED & MODERN KITCHEN/BREAKFAST/DINING ROOM
(Fitted by HOWDENS),
PANTRY/STORAGE CUPBOARD & FURTHER UNDERSTAIR STORAGE,
UTILITY/LAUNDRY ROOM - DOWNSTAIRS W.C/CLOAKROOM STORAGE CUPBOARD
& UNDERSTAIR STORAGE
ATTACHED FOLD DOWN WOODEN LADDERS TO ENLARGED HATCH ACCESSING
INSULATED & PARTIALLY BOARDED ATTIC RE-FITTED FAMILY BATH & SHOWER
ROOM - SOUTH-WEST FACING REAR GARDEN BACKS ONTO LARGE PLAYING FIELDS
PRIVATE DRIVEWAY with OHME ELECTRIC CAR CHARGING POINT
uPVC D/G WINDOWS & COMPOSITE FRONT DOOR (Fitted 2019) - GAS C/H with
BAXI Duo-Tec 28kw ErP Combi-Boiler with HIVE Smart Thermostat
FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this Modernised & Very Well Presented 3-Bedroom Semi-Detached Family Home, comprising in brief, Entrance Hallway, Living Room, Open-Plan Kitchen/Breakfast/Dining Room, Pantry/Storage Cupboard, Utility/Laundry Room, Downstairs W.c/Cloakroom, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bath & Shower Room. The Front Garden is Enclosed, The South-West Facing Rear Garden is also Enclosed. Private Driveway to Front with an Ohme Electric Car Charging Point Installed by the Vendors. uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Duo-Tec 28kw ErP Combi-Boiler with HIVE Smart Thermostat.



EPC Rating = Awaiting Assessment... Council Tax Band = C.
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

****Prime Location:**** the property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team



FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT
MR HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK

Entrance Hallway - 9' 10" x 5' 10" (2.99m x 1.78m)

Enter via new composite door, laminate flooring, radiator with cover, 2x twin obscure D/g windows to front, understair storage area.

Living Room - 13' 2" x 9' 11" (4.01m x 3.02m)

Laminate flooring cont'd, Upvc d/g window to rear, attractive feature fireplace, radiator.

OPEN-PLAN Kitchen/Breakfast/Dining Room (Fitted by Howdens)

19' 4" x 13' 2" (5.89m x 4.01m)

Karndean Design flooring, matching wall & base units with Solid Oak worktops & doors, tiled splashbacks, central island/breakfast bar with Solid Oak worktop, Belfast sink set in granite surround & drainer, mixer tap over & cupboard unit, space for a double width range cooker (gas hob & electric oven), large extractor hood over, inset spotlights, Upvc d/g window & obscured d/g window to front, Upvc d/g French patio doors to rear garden. Understair storage, Door to Pantry/Storage Cupboard, housing RCD Consumer Units (including Electric Car Charger), Further Understair Storage, Door to Utility/Laundry Room.

Pantry/Storage Cupboard

Fixed Shelving, Upvc obscured d/g window to front, also houses electricity meter & RCD consumer units (main house & electric charger point).

Utility/Laundry Room - 15' 5" x 5' 11" (4.70m x 1.80m)

Tiled flooring, matching wall & base units with worktop over, tiled splashback, circular stainless steel sink & drainer with mixer tap, plumbed for washing machine, dishwasher & tumble dryer, radiator, Upvc obscured d/g doors to front & rear. Door to W.c

Downstairs W.c/ Cloakroom - 4' 6" x 2' 6" (1.37m x 0.76m)

Tiled flooring, close-coupled w.c, corner unit wash hand basin with mixer tap, vanity cupboard, towel/ladder radiator, Upvc obscured d/g window to front, panelled walls.

First Floor Landing - 9' 5" x 3' 6" (2.87m x 1.07m)

Fitted carpet, Upvc d/g window to front, enlarged hatch to insulated & partially boarded loft, loft light, wooden fold down ladders attached. Door to airing cupboard housing BAXI Duo-Tec 28kw ErP combi-boiler.

Bedroom 1 - 11' 3" x 10' 11" (3.43m x 3.32m)

Fitted carpet, Upvc d/g window to rear, radiator, fitted cupboard with fixed shelving.

Bedroom 2 - 10' 9" x 10' 8" (3.27m x 3.25m)

Fitted carpet, Upvc d/g window to rear, radiator.

Bedroom 3 - 8' 7" x 8' 1" (2.61m x 2.46m)

Fitted carpet, Upvc d/g window to front, radiator, fitted cupboard with fixed shelving.

Family Bath & Shower Room - (Re-Fitted)

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

Vinyl flooring, panel bath with mixer tap, walk-in-shower cubicle with mixer shower, rainfall & handheld shower heads, wash hand basin with mixer tap and vanity drawers, close-coupled w.c, chrome towel/ladder radiator, wall mounted electric extractor fan, walls tiled up to half height, Upvc obscured d/g window to front.

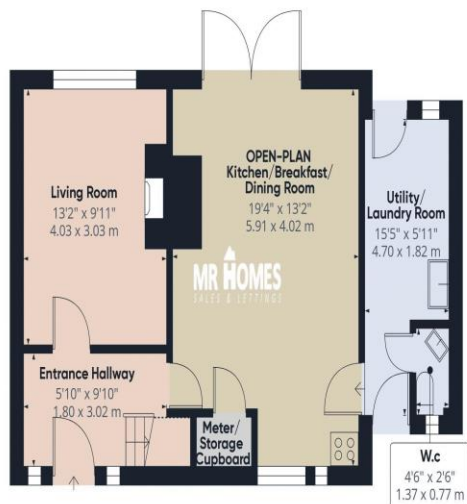
Front Garden – Enclosed

South-West Facing Rear Garden – Enclosed & Backs onto Large Playing Fields

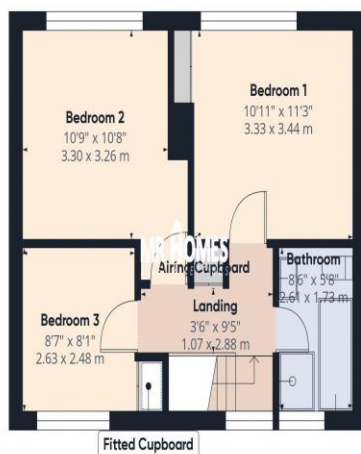
Private Driveway to Front - Ohme Electric Car Charging Point Installed by the Vendors



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



Floor 1



Approximate total area¹⁾

948.62 ft²

88.13 m²

Reduced headroom

12.45 ft²

1.16 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

CARDIFF & THE VALE

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