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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Washford Avenue,  
Llanrumney,  
Cardiff CF3 5QB

Guide Price £220,000 to £230,000  
Freehold



# Washford Avenue Llanrumney, Cardiff, CF3 5QB

## Overview

- 3-BED END-OF-TERRACE FAMILY HOME
- 2x RECEPTION ROOMS
- 3x DOUBLE BEDROOMS
- DOWNSTAIRS W.C & UTILITY ROOM
- LARGE & ENCLOSED REAR GARDEN
- OUTBUILDING / WORKSHOP
- ENCLOSED FRONT GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD

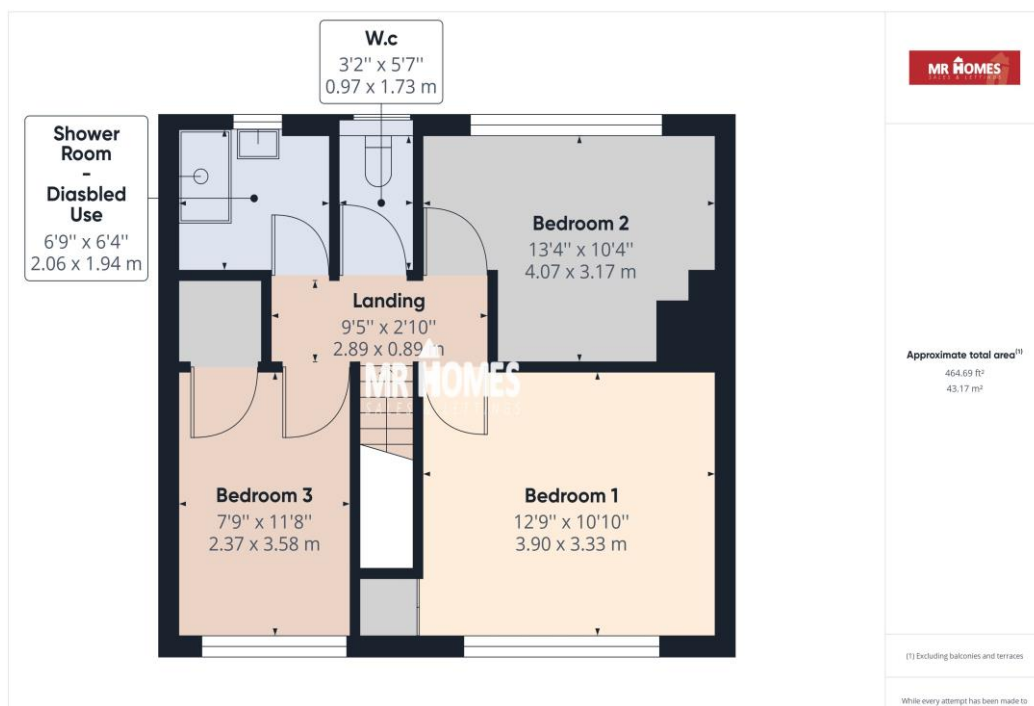
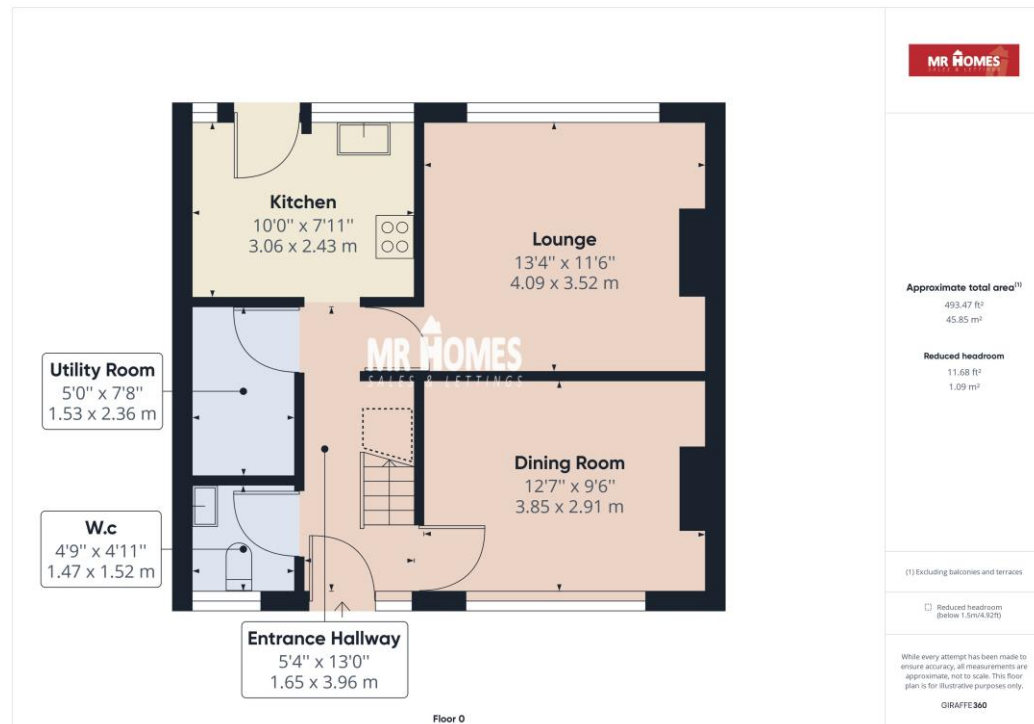
3-BED END-OF-TERRACE FAMILY HOME - 3x DOUBLE BEDROOMS - 2x RECEPTION ROOMS - DOWNSTAIRS W.C - UTILITY ROOM - ENCLOSED FRONT GARDEN - LARGE & ENCLOSED REAR GARDEN WHICH IS LOW-MAINTENANCE - OUTBUILDING/WORKSHOP – FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom End-of-Terrace Family Home, comprising in brief; Entrance Hallway, Downstairs W.c, Lounge, Dining Room, Kitchen, Utility Room, 1st Floor Landing, Bedrooms 1, 2, 3, Disabled Use Shower Room & Separate W.c. The Front Garden is Enclosed, The Rear Garden is Large and Low-Maintenance. Outbuilding/Workshop. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic Combi-Boiler.

EPC Rating = D.  
Council Tax Band = C.

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

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



**Entrance Hallway**

13' 7" x 5' 6" (4.14m x 1.68m)

**Cloakroom/ Downstairs W.c**

5' 0" x 4' 10" (1.52m x 1.47m)

**Lounge**

12' 8" x 9' 7" (3.86m x 2.92m)

**Dining Room**

15' 5" x 11' 8" (4.70m x 3.55m)

**Kitchen**

10' 1" x 8' 5" (3.07m x 2.56m)

**Utility Room**

7' 9" x 5' 0" (2.36m x 1.52m)

**Bedroom 1**

12' 10" x 11' 0" (3.91m x 3.35m)

**Bedroom 2**

13' 5" x 10' 5" (4.09m x 3.17m)

**Bedroom 3**

11' 11" x 7' 9" (3.63m x 2.36m)

**Shower Room - Disabled Use**

6' 9" x 6' 4" (2.06m x 1.93m)

**W.c**

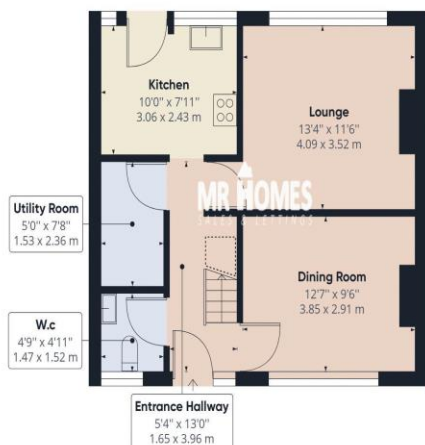
6' 4" x 3' 2" (1.93m x 0.96m)

**Front Garden - Enclosed****Rear Garden - Enclosed**

35' 0" x 25' 1" (10.66m x 7.64m)

**Outbuilding / Workshop - Brick Built**

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.



Floor 0



Floor 1



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

958.16 ft<sup>2</sup>

89.02 m<sup>2</sup>

**Reduced headroom**

11.68 ft<sup>2</sup>

1.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
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