

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



Brookfield Drive St. Mellons
Cardiff CF3 0BB

Guide Price £190,000 to £200,000
Freehold

Brookfield Drive

St. Mellons, Cardiff, CF3 0BB

Overview

- End Of Terrace Extended Family House
- Sitting/Dining Room
- Fitted Kitchen
- Five Bedrooms
- Bathroom, Shower Room & Cloakroom
- Larger Than Average Rear Garden
- Fantastic Buy To Let Opportunity
- Popular Location
- Modernisation Required



New to the open market with MR Homes is this end of terrace house tucked away in Brookfield Drive, a popular location in St. Mellons, Cardiff CF3. The property is ideally located close to shops and schools and access to Cardiff City Centre and Cardiff Bay are within easy reach.

The property has been in the same family for over 20 years and the family has grown and expanded and now its time for the current owner to downsize to a smaller residence. Having such a hectic household with 7 children our clients realise the property requires sympathetic modernisation throughout. However, if you are looking for a spacious property with lots of potential or a potential buy to let investment this is the house for you to view as soon as possible. The property benefits from a ground floor extension and the overall accommodation comprises of an entrance hallway, cloakroom spacious sitting room, bedroom 5 with an ensuite wet room, 4 further bedroom and a family bathroom complete the layout. Being situated in this corner plot there is also a larger than average rear garden. If you would like further information or arrange a viewing please contact MR Homes on 02920 204555.

EPC Rating = TBC. Council Tax Band = C.

WWW.MR-HOMES.CO.UK FREE

MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway 5' 6" x 12' 8" (1.67m x 3.87m)

Access to the main residence is via a double glazed door with glass inserts, stairs with balustrade and fitted carpet lead to the first floor, storage cupboard housing the washing machine and tumble dryer, vinyl flooring, doors to

Downstairs Cloakroom 4' 7" x 2' 2" (1.40m x 0.65m)

Frosted double glazed window to front, low level flush WC, vinyl flooring

Kitchen 8' 3" x 9' 10" (2.52m x 3.00m)

Double glazed window and door to rear. With a range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring gas hob with extractor fan over, grill and oven. Space for under counter fridge freezer, vinyl flooring, power points

Bedroom Five 11' 0" x 8' 11" (3.35m x 2.73m)

Double glazed door with frosted panels to garden, coving to ceiling, wall mounted radiator, tiled floor, tv and power points, door to

Shower Room 6' 7" x 6' 7" (2.0m x 2.0m)

Frosted double glazed window to rear. A suite to include a walk in shower cubicle with electric wall mounted shower, pedestal hand wash basin, low level flush WC, part tiled walls, tiled floor

Sitting Room 10' 8" x 17' 4" (3.24m x 5.28m)

Double glazed patio doors to garden, coving to ceiling, feature electric fireplace with surround, wall mounted radiator, fitted carpet, tv and power points

First Floor Landing 5' 10" x 13' 6" (1.79m x 4.11m)

Continuation of balustrade and fitted carpet, access to loft hatch, 3 storage cupboards on the landing, doors to

Bedroom One 11' 0" x 9' 6" (3.36m x 2.90m)

Double glazed window to rear, wall mounted radiator, wood laminate flooring, tv and power points

Bedroom Two 10' 11" x 9' 6" (3.34m x 2.90m)

Double glazed window to rear, wall mounted radiator, fitted carpet, tv and power points

Bedroom Three 7' 7" x 9' 6" (2.32m x 2.90m)

Double glazed window to rear, wall mounted radiator, fitted carpet, tv and power points

Bedroom Four 8' 3" x 7' 5" (2.52m x 2.25m)

Double glazed window to rear, wall mounted radiator, fitted carpet, tv and power points

Bathroom 6' 4" x 5' 10" (1.94m x 1.77m)

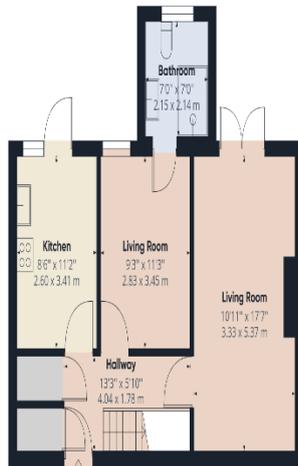
Frosted double glazed window to front. Panel enclosed bath with mixer taps and electric wall mounted shower over with glass screen, pedestal hand wash basin, low level flush wc, tiled walls, wood laminate flooring

Rear Garden

Accessed from multiple rooms onto a paved patio area with steps down to a larger than average garden with lawn and shrubs.



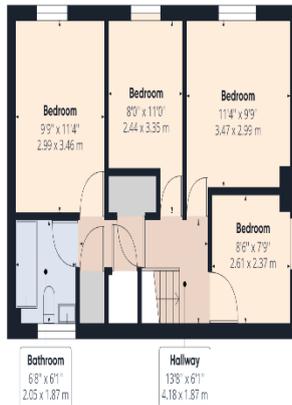
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 Building 1

Approximate total area⁽¹⁾

1039.58 ft²
96.58 m²



Floor 1 Building 1

(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.

GIRAFFE360

CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD