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MR HOMES
SALES & LETTINGS



Heol Yr Odyn,
Caerau, Cardiff
CF5 5QW

Guide Price £210,000 to £220,000
Freehold

Heol Yr Odyn, Caerau, Cardiff. CF5 5QW.

• *** NO CHAIN ***

3-BED SEMI-DETACHED FAMILY HOME

• SOUTH-WEST FACING LARGE REAR GARDEN (BACKS
ONTO WOODLANDS/FORESTRY)

• VERY SPACIOUS LIVING ROOM

• DINING ROOM

• KITCHEN & LARGE UTILITY ROOM

• DOWNSTAIRS W.C & UPSTAIRS SHOWER ROOM
(DISABILITY USE)

• LARGE PRIVATE DRIVEWAY

• FRONT GARDEN IS LAID TO LAWN

• uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER

• TENURE: FREEHOLD.



*** NO CHAIN ***

3-BED SEMI-DETACHED FAMILY HOME - SOUTH-WEST FACING
LARGE REAR GARDEN THAT BACKS ONTO WOODLAND/FORESTRY -
SPACIOUS LIVING ROOM - DINING ROOM - FITTED KITCHEN - LARGE
UTILITY ROOM - DOWNSTAIRS W.C - UPSTAIRS SHOWER ROOM
(DISABILITY USE) - LARGE PRIVATE DRIVEWAY TO FRONT -
ATTRACTIVE FRONT GARDEN - TENURE: FREEHOLD.

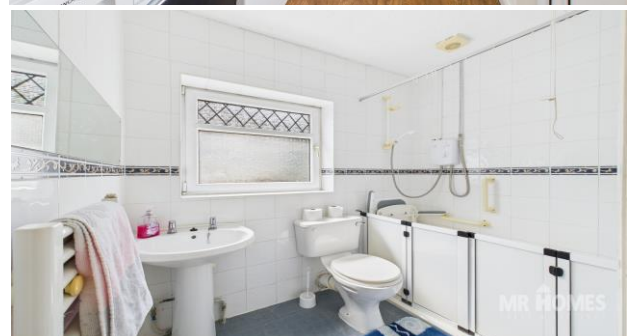
MR HOMES are pleased to Offer **FOR SALE** this Well Presented 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room, Downstairs W.c, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, and a Shower Room. The Front Garden is Laid to Lawn with Shrubbled Border & Enclosed with a Mature Hedge & Walls. The Very Large & Enclosed Rear Garden is South-Westerly Facing, Has a Patio to Laid Lawn and backs onto Woodlands/Forestry. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Main Eco Compact Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/heolyrodyn44ap/>
EPC Rating = Awaiting Assessment...
Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Entrance Hallway - 8' 6" x 4' 8" (2.59m x 1.42m) Entered Via uPVC Obscure D/g Door, Fitted Carpet, Plastered Walls And Plastered Ceiling, Double Panel Radiator, uPVC Obscure D/g Window To Front, Door To Living Room, Staircase To First Floor Landing.

Living Room - 19' 9" x 11' 6" (6.02m x 3.50m) Fitted Carpet, 2 x uPVC D/g Tilt And Turn Windows To Front, Single Panel Radiator, Gas Feature Fireplace, Coving To Ceiling, Patio Sliding Doors To Rear Garden, Door To Dining Room.

Dining Room - 11' 3" x 10' 8" (3.43m x 3.25m) Laminate Flooring, uPVC D/g Tilt And Turn Window To Rear, uPVC Obscure D/g Window To Rear, Single Panel Radiator, Door To Understair Storage Cupboard Housing Electric RCD Consumer Unit, Wall Mounted Cupboard Housing Electric Meter, Door To Kitchen.

Kitchen - 15' 2" x 5' 9" (4.62m x 1.75m) Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over With Matching Upstands, 4 Ring Hotpoint Electric Hob With Extractor Hood Over, Double Zanussi Electric Oven, Single Panel Radiator, Stainless Steel Sink And Drainer With Mixer Tap Over, uPVC Obscure D/g Door To Front, Door To Downstairs W.c., Door To Utility Room.

Downstairs W.c. - 4' 8" x 2' 7" (1.42m x 0.79m) Tiled Flooring, Close Coupled W.c., uPVC Obscure D/g Window To Side, Housing Water Meter.

Utility Room - 10' 5" x 5' 9" (3.17m x 1.75m) Vinyl Flooring, uPVC D/g Window To Side, uPVC Half Glazed Obscure D/g Door To Rear Garden, Wall And Base Units, Work Surface Over, Plumbed for Washing Machine.

Staircase/First Floor Landing - 7' 3" x 5' 9" (2.21m x 1.75m) Fitted Carpet, uPVC Obscure D/g Tilt And Turn Window To Rear, Hatch to Insulated Loft, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Shower Room. Fitted Airing Cupboard Housing Main Eco Compact Combi-Boiler.

Bedroom 1 - 11' 9" x 10' 7" (3.58m x 3.22m) Fitted Carpet, 2 x uPVC D/g Tilt And Turn Windows To Front, Double Panel Radiator, Fitted Cupboard With Handrails And Fixed Shelving, Fitted Cupboard Above Bedroom Door.

Bedroom 2 - 12' 4" x 7' 11" (3.76m x 2.41m) Fitted Carpet, uPVC D/g Tilt And Turn Window To Side, Double Panel Radiator, Fitted Cupboard With Handrails And Fixed Shelving.

Bedroom 3

9' 3" x 6' 10" (2.82m x 2.08m)

Fitted Carpet, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator, 3 x Sliding Mirror Sliding Doors To Fitted Wardrobe.

Shower Room - 7' 3" x 5' 7" (2.21m x 1.70m) Disability Use, Walk-In Shower With Electric Shower Over, Wall Mounted Pull-Down Seat, Close Coupled W.c., Pedestal Wash Hand Basin With Hot And Cold Taps Over, Ladder/Towel Radiator, Fully Tiled Walls, Ceiling Mounted Electric Extractor Fan, uPVC Obscure D/g Tilt And Turn Window To Side.

Front Garden - Laid To Lawn With Mature Bushes And Shrubbery Bordering, Outside Electric Plug Socket (Used To Power Motorhomes), Outside Tap.

Rear Garden - SOUTH-WEST FACING

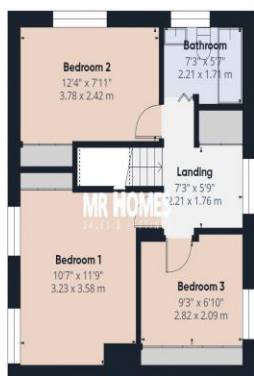
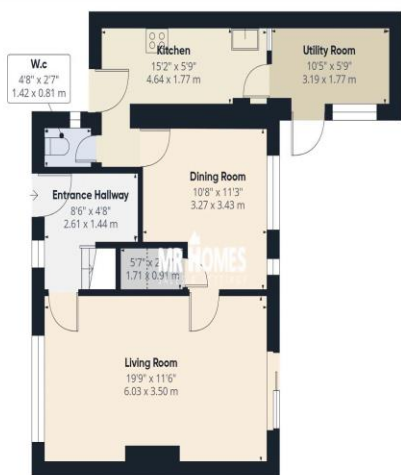
South-West Facing, Patio To Laid Lawn, Patio Pathway To The Centre, Electric Motorised Awning Partially Covering Patio Outside Patio Sliding Doors From Living Room, Outside Tap, Garden Backs Onto Woodland/Forestry.

Private Driveway

Large Private Driveway To Front.



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.



Approximate total area⁽¹⁾

1007 ft²
93.5 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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