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Homes House, Units 9 & 10,
253 Cowbridge Road West,
Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Ashdene Close
Cardiff
CF5 2SA

Guide Price £215,000 to £225,000
Freehold

Ashdene Close Cardiff, CF5 2SA

Overview

- QUIET LOCATION
- NEW IDEAL LOGIC COMBI BOILER
FITTED 2020 APPROX
- EXCELLENT CONDITION
- DRIVEWAY
- CLOSE TO SHOPS & AMENITIES
- ENCLOSED REAR GARDEN
- MODERN KITCHEN
- EPC = AWAITING ASSESSMENT
- COUNCIL TAX = C



2 BEDROOM PROPERTY LOCATED IN A QUIET
CUL-DE-SAC with PRIVATE ENCLOSED GARDEN
- DRIVEWAY - FREEHOLD

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Presented & Modern 2-Bedroom Property comprising in brief; Entrance Hall leading to the Spacious Lounge/Diner, naturally light Kitchen with modern Combi Boiler fitted. Staircase to the 1st Floor Landing leading to, a Spacious Double Bedroom with built in storage and a single 2nd bedroom with built in storage. Bathroom with tiling and shower above bath. The Rear Garden is Low-Maintenance & Enclosed. Driveway large enough for multiple vehicles. uPVC Double Glazing Windows.

EPC Rating =AWAITING ASSESSMENT. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST... PLEASE NOTE !!!- Viewings Strictly by Appointment Only... Approaching the Vendor/s Directly is Prohibited.



Entrance Hallway

Tiled flooring. uPVC front door. Single panel radiator. consumer unit. Stairs to 1st floor. Door leading to living room.

Living Room

Lamanite flooring. uPVC double glazed window to front. Single panel radiator. Coving.

Kitchen

Tiled flooring. Electric hob with oven below and extractor fan above. Tiling above worktop. Stainless steel sink with mixer tap. Single panel radiator. Space for fridge freezer and washing machine. uPVC double glazed window to rear. uPVC double glazed door to rear garden. Cupboard housing ideal combi boiler.

1st floor landing

Fitted carpets. Access to both bedrooms, bathroom and loft hatch.

Family Bathroom

Tiled floor to ceiling. Bath with electric shower above. Pedestal wash hand basin with hot and cold taps. Chrome heated towel radiator. uPVC double glazed obscured window to rear. W.c.

Bedroom 1

Fitted carpets. Single panel radiator. uPVC double glazed window to front. Space for wardrobes. Coving.

Bedroom 2

Lamanite flooring. uPVC double glazed window to rear. Built-in storage cupboard.

Front garden

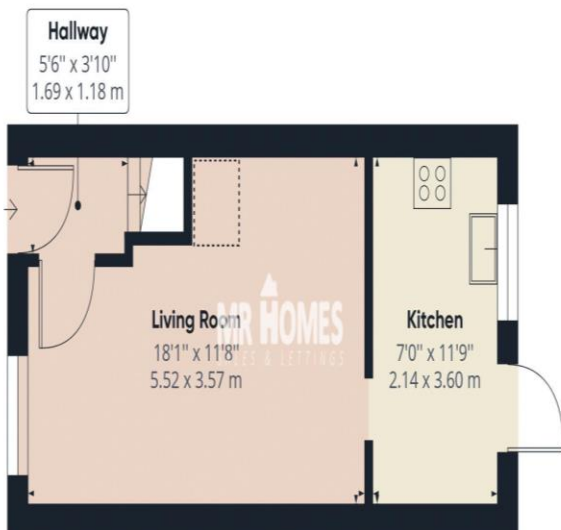
Mainly turfed with block paving driveway for 2 cars.

Rear Garden

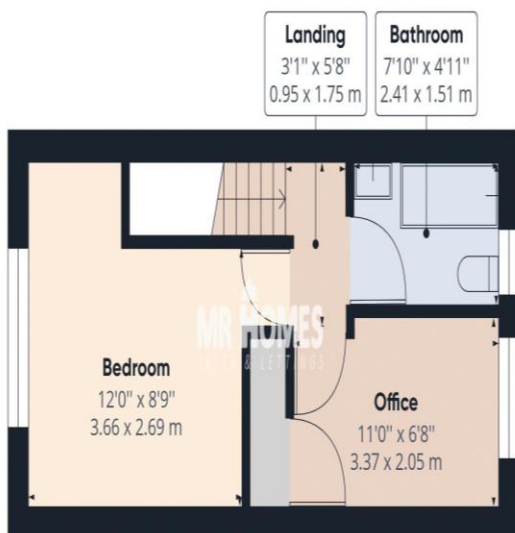
Enclosed via fencing. 3 tier garden. Bottom level patio area. Middle level turfed. Top level decking area.



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⁽¹⁾

576.72 ft²

53.58 m²

Reduced headroom

7.65 ft²

0.71 m²

(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,
253 Cowbridge Road West,
Cardiff,
CF5 5TD

FAIRWATER

173 Pwllmelin Road,
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GRANGETOWN

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