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**MR HOMES**  
SALES & LETTINGS



Duxford Close  
Llandaff  
Cardiff

Guide Price £185,000 to £195,000 Freehold

# Duxford Close

## Llandaff, Cardiff, CF5 2PR

### Overview

- DETACHED HOUSE IN CUL DE SAC
- THREE BEDROOMS
- CONSERVATORY
- KITCHEN/DINING ROOM
- EN SUITE TO MASTER
- LARGE DRIVEWAY
- LANDSCAPED GARDEN
- FREEHOLD
- CATCHMENT TO LOCAL SCHOOLS
- LOCAL TRAIN STATION



\*\*\* IMMACULATEDLY PRESENTED THREE BEDROOM DETACHED PROPERTY WHICH IS SITUATED IN A QUIET CUL- DE- SAC IN RADYR WAY \*\*\* MR HOMES Are Delighted to Bring to Market this Beautifully Presented Home which is Situated in Llandaff on The Radyr Way Much Sought After Development. The Development is Close to All Local Amenities which Include a Supermarket, Newsagent, Post Office, Pharmacy, Leisure Centre Close by, the Property Further Benefits From Having its Own Local Train Station Within Walking Distance to the Area also has Regular Bus Services to Cardiff City Centre and Surrounding Areas. The Property Comprises Of: Entrance, Hallway, Lounge, Sitting/Dining Room, Kitchen/Dining Room, Conservatory, Cloakroom. First Floor Three Bedrooms Main Bedroom has an EnSite Bathroom and a Family Bathroom, Large Driveway to Front and Beautifully Landscaped Rear Gardens. EPC Rating - C & Council Tax Band – F To Arrange a Viewing Please Contact MR Homes on 02920 204 555 opt 2 or email To Submit your offer, please visit: Make an Offer (mr-homes.co.uk) FREE MORTGAGE ADVICE AVAILABLE ON REQUEST



### Outside Front

Block paved driveway; area laid to lawn; side access to rear garden via timber gate

### Entrance Hall 13' 10" x 4' 3" MIN (4.21m x 1.29m)

Accessed via GRP Composite front door with decorative obscured DG panels; heavy duty integrated doorway entrance mat leading to tiled flooring; double radiator; access to Living Room, Dining Room, Kitchen and Downstairs WC; stairs rising to First Floor

### Downstairs WC 5' 8" x 2' 11" (1.73m x 0.89m)

Tiled flooring; tiled walls; Wash hand basin with separate hot and cold taps; WC; uPVC Obscured DG window to front

### Dining Room 16' 1" x 8' 1" (4.90m x 2.46m)

Carpeted; double radiator; uPVC DG Window to front, uPVC door with DG panel leading to rear garden

### Living Room 15' 7" x 12' 1" (4.75m x 3.68m)

Carpeted; double radiator; feature fireplace; uPVC DG Window to front

### Kitchen 10' 4" x 20' 1" (3.15m x 6.12m)

Tiled flooring; under stairs storage cupboard with space and plumbing for washing machine; matching base and wall units with worktops over and tiled splash backs; island with integrated fridge and freezer and drawers; storage units with integrated microwave; integrated Bosch 4-ring gas hob with extractor hood over and integrated Bosch electric oven; uPVC door with obscured leaded DG panel leading to rear garden and uPVC window to side; access to Conservatory via uPVC double doors with leaded DG panels

### Conservatory 10' 10" x 8' 1" (3.30m x 2.46m)

Tiled flooring; radiator; uPVC sliding patio door providing access to rear garden

### Bedroom 1 9' 8" x 12' 2" (2.94m x 3.71m)

Carpeted; double radiator; built in wardrobes; uPVC DG window to rear; access to ensuite

### Ensuite 7' 5" x 4' 11" (2.26m x 1.50m)

Vinyl flooring; tiled walls; matching white suite consisting of pedestal Wash hand basin and separate hot and cold taps, WC and shower cubicle with TRITON T80easi electric shower

### Bedroom 2 8' 8" MIN x 11' 6" (2.64m x 3.50m)

Carpeted; Double Radiator; Inbuilt Wardrobes; uPVC DG window to front

### Bedroom 3 10' 10" x 8' 6" (3.30m x 2.59m)

Carpeted; double radiator; uPVC DG window to front

### Family Bathroom 7' 5" x 4' 11" (2.26m x 1.50m)

Vinyl flooring; fully tiled walls; matching white suite comprising pedestal Wash hand basin with separate hot and cold taps, WC and panelled bath with stainless steel mixer tap and shower attachment; uPVC obscured DG window to side

### Rear Garden

Patio area with paving slabs; timber pergola; terraced seating area with paving slabs; stairs rising to second gravelled 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.



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