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**MR HOMES**  
SALES & LETTINGS



Haverford Way,  
Caerau, Cardiff  
CF5 5EN

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



# Haverford Way

## Caerau, Cardiff, CF5 5EN

### Overview

- GUIDE PRICE: £210,000 to £220,000
- *NO CHAIN!!!*
- CORNER PLOT
- VERY LARGE GARDENS SOUTHWEST FACING
- MODERNISED THROUGHOUT
- 2x RECEPTION ROOMS
- ALLOCATED PARKING SPACE
- uPVC D/G & GAS C/H with COMBI
- INSULATED & BOARDED LOFT
- FREEHOLD



**NO CHAIN !!! CORNER PLOT - LARGE SOUTH WEST FACING REAR GARDENS - MODERNISED THROUGHOUT - MOVE STRAIGHT IN - 2x RECEPTION ROOMS - WOOD CABIN with POWER & LIGHTING - FULLY BOARDED LOFT - ALLOCATED PARKING SPACE - GAS C/H with COMBI-BOILER & HIVE SYSTEM - uPVC D/G WINDOWS – FREEHOLD.**



**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Modern Family Home, comprising in brief; Entrance Hallway, 20ft Lounge, Sitting Room/ 2nd Reception Room with Service Hatch to the Modern Fitted Kitchen, Large Storage Cupboard, Staircase to the 1st Floor Spacious Landing, Access to the Insulated & Boarded Loft via Wooden Fold Down Ladders - Bedrooms 1, 2, 3 & a Family Bathroom. The Enclosed Front Garden is Low-Maintenance, there is a Lockable Side Gate giving access into the Large & Enclosed Side & Rear South West Facing Gardens. Wood Cabin to Rear Garden (To Stay). uPVC Double Glazing Windows & Gas Central Heating powered by a Newly Fitted Ideal LOGIC c30 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

#### Lounge

19' 10" x 11' 7" (6.04m x 3.53m)

#### Sitting Room/ 2nd Reception Room

14' 3" max x 11' 3" (4.34m x 3.43m)

#### Storage Room

5' 2" x 2' 9" (1.57m x 0.84m)

#### Kitchen

14' 10" x 5' 5" (4.52m x 1.65m)

1st Floor Spacious Landing with Airing Cupboard housing a newly fitted  
**IDEAL LOGIC c30 Combi-Boiler**

Loft Accessed via Fold Down Wooden Ladders - Fully Boarded - Power  
Points

#### Bedroom 1

13' 5" max x 12' 4" max (4.09m x 3.76m)

#### Bedroom 2

12' 5" x 9' 8" (3.78m x 2.94m)

#### Bedroom 3

9' 3" x 9' 0" (2.82m x 2.74m)

#### Family Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

#### Front Garden - Low-Maintenance & Enclosed

Lockable Side Gate Access into the Side & Rear Garden.

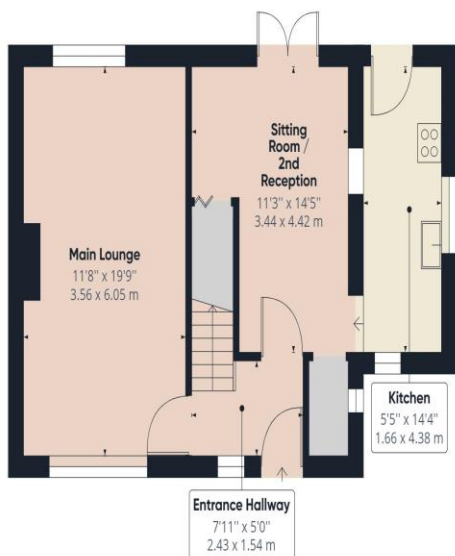
**Rear & Side Large Corner Garden - Enclosed by Feather Edge Fencing**

#### Wood Cabin (Insulated) / Outbuilding with Power & Lighting

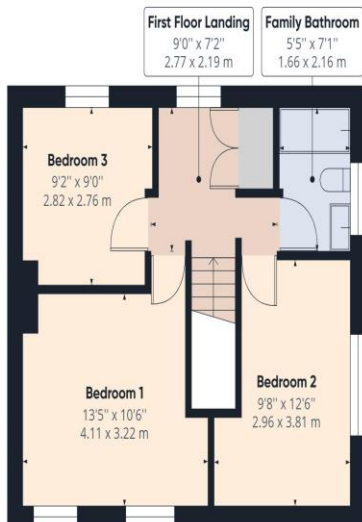
7' 9" x 7' 8" (2.36m x 2.34m)







Floor 0 Building 1



Floor 1 Building 1

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

963.16 ft<sup>2</sup>

89.48 m<sup>2</sup>

(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

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.

## CARDIFF WEST

Homes House,  
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