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MR HOMES
SALES & LETTINGS



Wroughton Place,
Fairwater,
Cardiff CF5 4AB

Guide Price £200,000 to £210,000
Freehold

Wroughton Place Fairwater, Cardiff, CF5 4AB

Overview

- GUIDE PRICE: £200,000 to £210,000
- RETAINS ORIGINAL FEATURES
- SEMI-DETACHED
- CUL-DE-SAC
- EXTENDED KITCHEN/DINER
- 2 RECEPTION ROOMS
- PARQUET FLOORING
- PRIVATE DRIVEWAY
- ENCLOSED GARDENS
- FREEHOLD



NO CHAIN !!! 3-BED SEMI-DETACHED FAMILY HOME - CUL-DE-SAC LOCATION - RETAINS SOME ORIGINAL FEATURES - 2 RECEPTION ROOMS - EXTENDED KITCHEN/DINER - ENCLOSED GARDENS - PRIVATE DRIVEWAY – FREEHOLD

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway with Parquet Flooring which continues into the Dining Room and Lounge, from the Dining Room is an Archway to the Extended Kitchen/Diner, from the Entrance Hallway a Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & Shower Room. The Front & Side Gardens are Enclosed, there is a Lockable Side Gate through to the Rear Garden via a Roof Covered Side Enclosure. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI 800 Combi-Boiler(fitted in Nov 2020).

EPC Rating = D.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

Real Wood Block 'Parquet' Flooring - Stained Glass Window to Side - Double Panel Radiator - Coving to Ceiling - Wall Mounted Electric RCD Consumer Unit - Original Dipped Door to Dining Room - Staircase to 1st Floor Landing.

Lounge - 15' 1" x 11' 10" (4.59m x 3.60m)

Real Wood Block 'Parquet' Flooring - Original Dipped Door - 1 uPVC D/g Bay Window to Front & 1 Further uPVC D/g Window to Front - Double Panel Radiator - Plastered Walls & Ceiling - Coving - Inset Spotlights to Ceiling.

Dining Room / 2nd Reception Room - 11' 2" x 10' 11" (3.40m x 3.32m)

Real Wood Block 'Parquet' Flooring - Double Panel Radiator - Plastered Walls & Ceiling - Coving - Inset Spotlights to Ceiling - Double Doors to Understair Storage Cupboard - Archway to Kitchen/Diner.

Kitchen/Diner - 14' 2" x 9' 9" (4.31m x 2.97m)

Tiled Flooring - Matching Wall & Base Units with Work Tops Over & Tiled Splash Backs - Sink & Drainer with Mixer Tap - uPVC D/g Window to Rear - Integrated Electric Oven - Integral 4x Ring Ceramic Hob with Extractor Over - Plumbed for Washing Machine - Plastered Walls & Ceiling - uPVC Obscured D/g Door to Rear Garden.

1st Floor Landing

Fitted Carpet to Stairs & Landing - uPVC D/g Window to Rear - Door to Airing Cupboard housing BAXI 800 Combi-Boiler (fitted Nov 2020). Large Hatch to Insulated & 2/3 Boarded Loft via Fold Down Wooden Ladders.

Bedroom 1 - 12' 1" x 8' 11" (3.68m x 2.72m)

Original Dipped Door - Laminate Flooring - uPVC D/g Bay Window to Front - Single Panel Radiator - Picture Rail & Coving.

Bedroom 2 - 11' 0" x 7' 1" (3.35m x 2.16m)

Original Dipped Door - Carpet - uPVC D/g to Rear - Single Panel Radiator - Picture Rail.

Bedroom 3 - 10' 3" x 5' 11" (3.12m x 1.80m)

Original Dipped Door - Laminate Flooring - uPVC D/g Window to Front - Single Panel Radiator - Picture Rail.

Shower Room - 6' 1" x 5' 1" (1.85m x 1.55m)

Tiled Flooring - Enclosed Shower Cubicle with Electric Shower - uPVC Obscured D/g Window to Side - Pedestal Wash Hand Basin - Close-Coupled W.c - Ladder Radiator - Fully Tiled Walls.

Front & Side Garden Enclosed by Mature Bushes

Lockable Side Gate Access into the Rear Garden.

Rear Garden - Enclosed

Patio and Mature Bushes Border - Outside Tap & Light. Roof Covered Side Enclosure.

Wood Panel Shed (To Stay).

Off-Road Parking - Gated



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

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