

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD  
e: SALES@mr-homes.co.uk  
www.mr-homes.co.uk

MR HOMES  
SALES & LETTINGS



Falconwood Drive,  
St Fagans,  
Cardiff, CF5 4SE

Guide Price £165,000 to £175,000  
Freehold

# Falconwood Drive St Fagans, Cardiff, CF5 4SE

## Overview

- GUIDE PRICE: £165,000 to £175,000
- IMMACULATE THROUGHOUT
- MOVE STRAIGHT IN
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- QUIET CUL-DE-SAC
- FREEHOLD



NO CHAIN !!! - IMMACULATE  
THROUGHOUT - MOVE STRAIGHT IN -  
POSITIONED PERFECTLY IN THIS QUIET  
CUL-DE-SAC – SOUTH FACING REAR  
GARDEN.

**MR HOMES** are pleased to Offer  
**FOR SALE** this 2-Bedroom End-of-Link  
Immaculate Family Home - Perfect as  
a Starter Home - The Property briefly  
comprises; Entrance Hallway, Modern  
Fitted Kitchen, Spacious Lounge/Diner  
with Wide Opening French Patio  
Doors to the Rear Garden, 1st Floor  
Landing, Bedroom 1 with Fitted  
Wardrobe, Bedroom 2 with a Large  
Fitted Cupboard housing a BAXI Duo-  
Tec 24 ErP Combi-Boiler (Fitted 2017),  
and a Modern Family Bathroom Suite.  
Attractive Front Garden. Lockable Side  
Gate Access into the Enclosed Rear  
Garden which has Raised Decking to  
Laid Lawn with Slate Chipping Borders  
and a Lockable Outside Store/Shed.  
Off-Road Parking. uPVC Double  
Glazing Windows & Gas Central  
Heating.

**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**

Enter via uPVC obscure D/g Door - Tiled Flooring - Wall Mounted Electric RCD Consumer Unit - Archway to Kitchen - Door to Lounge/Diner.

### **Kitchen - Modern - 8' 0" x 7' 10" (2.44m x 2.39m)**

Tiled Flooring cont'd from Entrance Hallway - Matching Wall & Base Units with White High Gloss (Handleless Soft Closing) Doors - Work Surfaces Over - AEG Electrolux 4x Ring Ceramic Hob with Extractor Over - Bosch fan Assisted & Self-Cleaning Electric Oven - Integrated Indesit Fridge-Freezer - Samsung Washing Machine To Stay - uPVC D/g Window to Front.



### **Lounge/Diner - 17' 3" x 11' 9" (5.25m x 3.58m)**

Fitted Carpet - Marble Hearth & Grate with Mantle-Piece Surround with Inset Lighting - Capped Gas Pipe - uPVC D/g Double French (Wide Opening) patio Doors to Rear Garden. Staircase to 1st Floor Landing.

### **1st Floor Landing**

Fitted Carpet - Doors to Bedrooms 1, 2 & the Family Bathroom Suite. Hatch to Insulated & 1/4 Boarded Loft.

### **Bedroom 1 - 13' 1" max x 11' 10" to back of fitted wardrobe (3.98m x 3.60m)**

Laminate Flooring - 2x Mirrored Sliding Doors to Fitted Wardrobe - uPVC D/g Window to Rear.

### **Bedroom 2 - 12' 8" x 6' 10" (3.86m x 2.08m)**

Fitted Carpet - Door to Large Fitted Cupboard housing BAXI Duo-Tec 24 ErP Combi-Boiler (Fitted 2017) - uPVC D/g Window to Front.

### **Family Bathroom - 7' 7" x 4' 8" (2.31m x 1.42m)**

3-Piece White Suite - Panel Bath with Mixer Tap & Attached shower - Pedestal Wash Hand Basin with Light Over - Close-Coupled W.c - Inset Spotlights to Ceiling - uPVC Obscured D/g Window to Front.



### **Attractive Front Garden**

### **Lockable Side Gate Access into Rear Garden**

### **Rear Garden - Enclosed & South Facing**

Raised Decking to Laid Lawn with Slate Chippings Borders - Lockable Outside Store/Shed.

Off-Road Parking.



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,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## **FAIRWATER**

173 Pwllmelyn Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## **GRANGETOWN**

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS