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MR HOMES
SALES & LETTINGS



Halifax Close
Cardiff CF24 2HG

Guide Price £240,000
Freehold

Halifax Close, Cardiff, CF24 2HG

Overview

- Semi-Detached Family House
- Double reception Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Spacious Rear Garden
- Allocated Parking Space
- Popular Location
- Good Condition Throughout
- Freehold



*** GUIDE PRICE £240,000 –
SEMI-DETACHED FAMILY HOME -
LOUNGE/DINING ROOM - FITTED KITCHEN
- THREE BEDROOMS - FAMILY BATHROOM
- OFF ROAD PARKING - FREEHOLD ***

New to the open market with MR Homes is this semi-detached family house located in Halifax Close in Cardiff CF24. The property is situated in a popular and sought after development, and offers excellent transport links in and out of the city and there are supermarkets and other amenities close by.

The accommodation comprises of an entrance hallway, double reception room, fitted kitchen, three good size bedrooms and a family bathroom. To the front is an open front garden with matures plants and shrubs, an allocated parking bay to the side with access to the wider than average rear garden. this is the perfect property for a first time buyer to purchase. Contact MR Homes on 02920 204 555 to arrange your viewing.

EPC Rating = C. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is an open front garden with palm trees and shrubs, allocated parking space to side, path to front door

Entrance Hallway

5' 3" x 2' 9" (1.61m x 0.84m)

A composite door with glass inserts welcomes you into the main residence, stairs with fitted carpet lead to the first floor, wall mounted radiator, wood laminate flooring to main hallway, door to

Sitting Room

11' 2" x 14' 1" (3.40m x 4.29m)

Double glazed picture window to front, coving to ceiling, wall mounted radiator, fitted carpet, tv and power points

Dining Room

8' 2" x 9' 9" (2.50m x 2.98m)

Double glazed sliding patio doors to rear, coving to ceiling, wall mounted radiator, wood laminate flooring, power points, open to

Kitchen

9' 8" x 5' 7" (2.95m x 1.71m)

Double glazed window to rear, A range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring hob with extractor over, fan assisted oven. Space for washing machine and fridge freezer, wall mounted radiator, tiled floor, power points

First Floor Landing

7' 10" x 8' 2" (2.39m x 2.50m)

Fitted balustrade and continuation of fitted carpet, access to loft hatch, storage cupboard, doors to

Bedroom One

14' 5" x 8' 4" (4.40m x 2.55m)

Double glazed window to front, wall mounted radiator, fitted carpet, tv and power points

Bedroom Two

7' 0" x 8' 8" (2.13m x 2.65m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.10m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

Bathroom

5' 10" x 6' 1" (1.77m x 1.86m)

Obscured double glazed window to side. A suite to include a panel enclosed bath with mixer tap and shower attachment, vanity hand wash basin with storage under, low level flush WC, extractor fan, heated towel rail, part tiled walls, vinyl flooring.

Rear Garden

The sunny rear garden is easy to maintain with a decking area directly from the dining room which leads to a play area with astro turf, flower beds and fruit trees. Access from the front is to the side via a secure gate

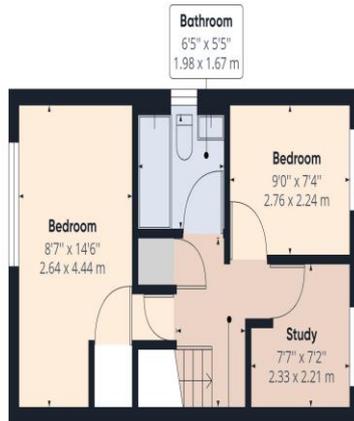


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Hallway
5'0" x 4'0"
1.54 x 1.23 m

Floor 0 Building 1



Landing
4'11" x 8'5"
1.52 x 2.57 m

Floor 1 Building 1

Approximate total area⁽¹⁾

698.34 ft²
64.88 m²

Reduced headroom

2.87 ft²
0.27 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.

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CARDIFF WEST

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