

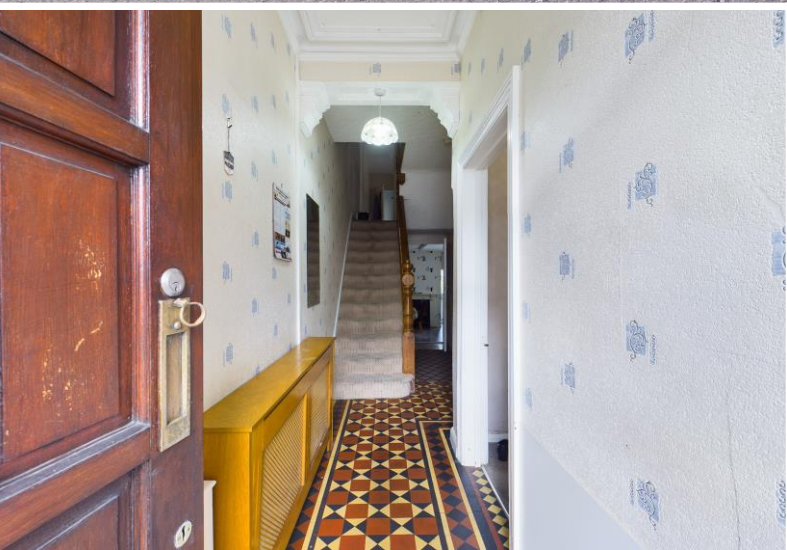
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**MR HOMES**  
SALES & LETTINGS



Ninian Park Road  
Cardiff  
CF11 6JE

Asking Price £250,000  
Freehold



# Ninian Park Road Cardiff, CF11 6JE

## Overview

- WELL, PRESENTED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MASTER EN-SUITE
- UTILITY ROOM
- FULLY ENCLOSED REAR GARDEN
- UPVC WINDOWS AND GSH VIA COMBI BOILER
- WALKING DISTANCE TO CARDIFF TOWN CENTRE, TAFF TRAIL AND NUMEROUS BARS AND RESTAURANTS
- VIEWING IS A MUST TO APPRECIATE THE SIZE OF THE PROPERTY



**\*\*\* ASKING PRICE OF £250,000 - TERRACED FAMILY HOUSE - TWO SEPERATE RECEPTION ROOMS - KITCHEN/DINING ROOM - THREE BEDROOMS - FAMILY BATHROOM - ENCLOSED GARDEN - FREEHOLD**

MR Homes have been instructed for our clients looking to sell this large family terraced property on the popular road of Ninian Park Road. With the city centre within easy walking distance from the property, where there are a range of local amenities, shops and eateries to enjoy, ideal for popular schools and within catchment areas, and situated perfectly for road and transport links. The accommodation consists of an entrance hallway, Living room, second reception room, kitchen/diner room, Utility room, three bedrooms, master with en-suite shower room and family bathroom. Externally to the front is a paved fore courted area and to the rear a fully enclosed garden. Mr Homes strongly advise securing your viewing as soon as possible. A great house full of charm and warmth! Don't miss out  
EPC Rating = D. Council Tax Band = D.  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Front Approach**

A gated forecourt paved for easy maintenance. Entrance into the property via a Wooden Door.

**Entrance Hall**

Papered ceilings with Coving and cornice . Papered walls. Tiled flooring. Doors leading to reception rooms and kitchen. Stairs arising to first floor. Radiator. Under stairs storage.

**Living Room**

11' 11" x 12' 11" (3.642m x 3.943m)

Textured ceilings and papered walls. Carpet. Fire surround to remain. Radiator. Bay Upvc to front.

**Reception room Two**

11' 10" x 9' 4" (3.615m x 2.840m)

Smooth ceilings and papered walls. carpet. Radiator. Upvc door leading to rear.

**Kitchen/dining room**

13' 10" x 9' 9" (4.210m x 2.984m)

Smooth ceilings. papered walls. Tiled flooring. wall and base units. Gas hob and gas wall mounted ovens. Space for fridge/freezer. Radiator. Upvc window to side of the property. Built in storage cupboards. Leading though to utility room.

**Utility Room**

10' 1" x 6' 5" (3.084m x 1.965m)

Smooth ceilings and walls. tiled flooring. Space for washing machine and drier. sink. Upvc window to rear and Upvc door for access to garden.

**Rear Garden**

Fully enclosed with access from the utility room and reception room 2. Raised flower beds. paved for easy maintenance.

**First Floor Landing**

Smooth ceilings and papered walls. split level access to bedrooms and family bathroom. Loft hatch.

**Bedroom One**

15' 3" x 11' 5" (4.644m x 3.474m)

Textured ceiling. papered walls. carpet. radiator. Wardrobe storage to remain. Upvc windows to front.

**Bedroom Two**

11' 10" x 9' 4" (3.613m x 2.857m)

Papered walls and ceilings. Carpet. Radiator. Upvc to rear. Built in storage Cupboard.

**Bedroom Three**

12' 9" x 9' 10" (3.886m x 3.007m)

Papered ceilings and walls. Carpeted. Radiator. Upvc to rear. Door leading to en-suite.

**En-suite**

6' 6" x 6' 8" (1.974m x 2.032m)

Smooth ceiling and walls. Shower cubicle fully tiled. W.c. sink. Cupboard housing Worcester boiler.

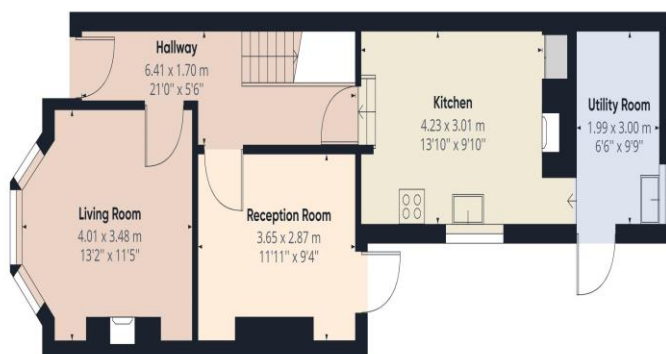
**Family Bathroom**

6' 10" x 5' 5" (2.075m x 1.651m)

Textured ceiling. Tiled from floor to ceiling. Wet room flooring. electric shower over bath. sink. W.c. Upvc obscure window to side.



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.

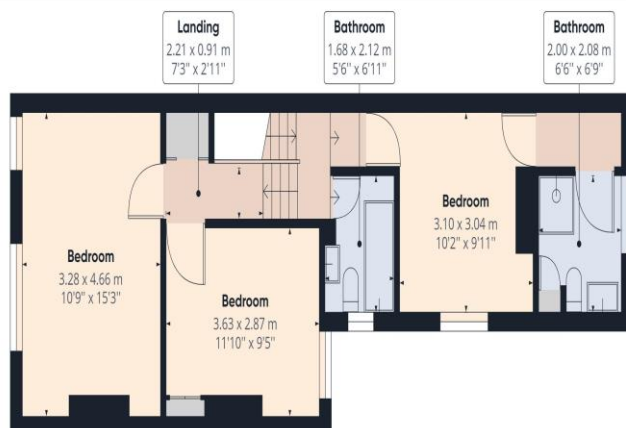


Approximate total area<sup>(1)</sup>

1083.05 ft<sup>2</sup>

100.62 m<sup>2</sup>

Floor 0 Building 1



(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

Floor 1 Building 1

## CARDIFF WEST

Homes House,  
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