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**MR HOMES**  
SALES & LETTINGS



Gorse Place Fairwater  
Cardiff CF5 3HQ

Asking Price £240,000  
Freehold



# Gorse Place Fairwater, Cardiff, CF5 3HQ

## Overview

- Mid-Terrace Family House
- No Onward Chain
- Popular Location
- Two reception Rooms
- Kitchen Breakfast Room
- Three Double Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Close To Shops And Schools
- Freehold

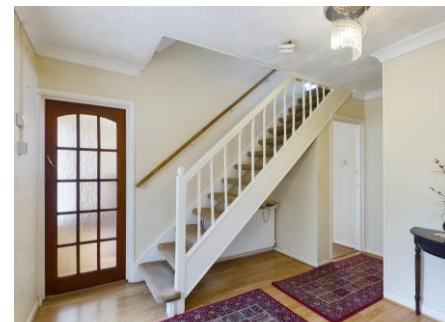
MR Homes present to the open market this mid-terrace family house located in the increasingly popular Fairwater Cardiff CF5. Locally to the property, Fairwater Green and its selection of shops, supermarkets, café and salons are within easy reach. Further local shops and schools are positioned close to the property as well. Cardiff City Centre and Cardiff Bay with its shopping malls, bars restaurants and leisure activities are a short distance away. Public transport links include close by with the train station and bus services taking you to a range of destinations.

The accommodation comprises of an entrance hallway, sitting room, dining room, kitchen breakfast room, three double bedrooms and a family bathroom. The rear garden is the perfect place to entertain and views over the allotments. The property is vacant, freehold and being sold with the added advantage of no onward chain. MR Homes a vast amount of interest in this property so call MR Homes to arrange your viewing on 02920 204555. Don't miss out!

EPC Rating = C. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...





## Approach

The property sits in an elevated position on Gorse Place with an enclosed front garden and path to porch

## Entrance Porch 3' 5" x 7' 3" (1.04m x 2.20m)

A double glazed door with matching windows to front and side welcomes you into the residence, wood laminate flooring, door to

## Hallway 10' 9" x 9' 5" (3.27m x 2.87m)

A wooden door with glazed windows allows access to the hallway, Stairs with fitted carpet leads to the first floor, storage cupboard, wall mounted radiator, wood laminate flooring, doors to

## Sitting Room 12' 9" x 9' 7" (3.88m x 2.92m)

Double glazed window to front, feature fireplace with wooden surround, wall mounted radiator, wood laminate flooring, tv and power points

## Dining Room 15' 5" x 11' 9" (4.71m x 3.59m)

Double glazed French doors lead into the garden, feature fireplace with gas effect fire, wall mounted radiator, wood laminate flooring, power points

## Kitchen Breakfast Room 16' 7" x 10' 0" (5.06m x 3.04m)

Double glazed window and door to rear. A range of wall mounted and floor base units and drawers, work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Space for cooker washing machine and fridge freezer. Wall mounted radiator, tiled floor, power points

## First Floor Landing 2' 10" x 9' 7" (0.87m x 2.93m)

Fitted carpet, doors to

## Bedroom One 11' 8" x 11' 0" (3.55m x 3.36m)

Double glazed window to front offering views over the open fields, cupboard housing the Ideal Logic combination boiler, range of fitted wardrobes to one side, wall mounted radiator, laminate flooring

## Bedroom Two 13' 5" x 7' 7" (4.09m x 2.32m)

Double glazed window to rear with views over the allotments, built in wardrobes, wall mounted radiator, laminate flooring, power points

## Bedroom Three 11' 10" x 7' 10" (3.60m x 2.40m)

Double glazed window to front, wardrobe, wall mounted radiator, laminate flooring, power points

## Family Bathroom 6' 9" x 6' 4" (2.07m x 1.92m)

Frosted double glazed window to rear, panel enclosed bath with mixer tap and hand held shower attachment, pedestal hand wash basin, wall mounted radiator, part tiled walls, vinyl flooring.

## Sperate WC 6' 4" x 3' 1" (1.92m x 0.95m)

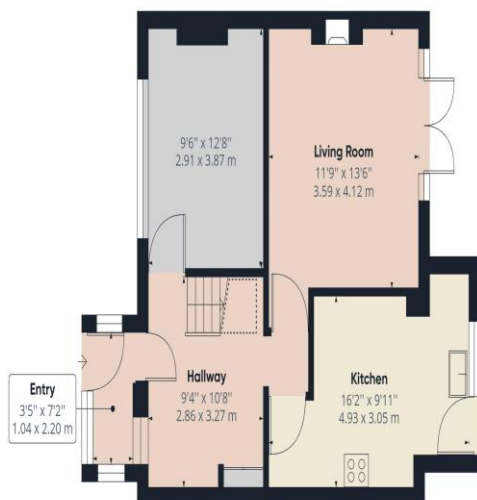
Frosted double glazed window to rear, close coupled WC, vinyl flooring

## Rear Garden

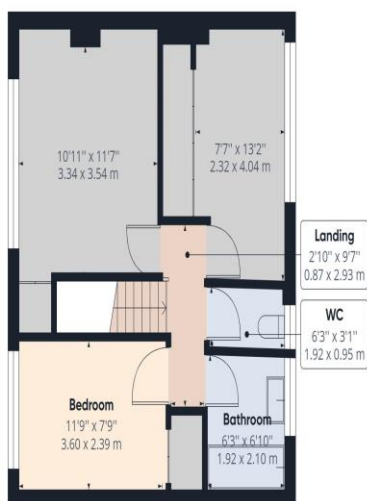
From the garden or dining room you walk out onto a paved patio area which leads to a raised garden with lawn and flower bed borders with shed and greenhouse



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.



Floor 0 Building 1



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

1040.40 ft<sup>2</sup>  
96.66 m<sup>2</sup>

Reduced headroom

15.45 ft<sup>2</sup>  
1.44 m<sup>2</sup>

(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.

GIRAFFE360

## CARDIFF WEST

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