

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



Shelburn Close
Cardiff
CF11 8ET

Offers in Excess of £235,000
Freehold

Shelburn Close Cardiff, CF11 8ET

Overview

- IMMACULATELY PRESENTED
- MID TERRACED PROPERTY
- DOUBLE CAR PARKING
- LIVING ROOM
- KITCHEN/DINER
- FULLY ENCLOSED GARDEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- EPC- C
- VIEWING IS BY APPOINTMENT ONLY



**** OFFERS IN EXCESS OF 235,000*****

MR Homes are pleased to bring to the open market this Immaculately presented, and much upgraded mid-terrace family house located on a popular housing estate which the property benefiting further from a quiet cul de sac position.

The property comprises of an entrance hallway, spacious sitting room and Kitchen/dining room. The fitted kitchen leads onto the fully enclosed rear garden. To the first floor there are two double bedrooms and family bathroom. The local train station is a short walk away and bus routes are close by. The M4 Corridor is within easy reach providing access to a range of destinations. A selection of local schools close to the property. Cardiff city centre is a short walk away, with a great shopping and social scene. Don't delay in contacting MR Homes to arrange your viewing which are strictly by appointment only. Call our operations team on 02920 204 555 option 2 To arrange a free mortgage appointment.



EPC Rating = C. Council Tax Band =D
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FREE MORTGAGE ADVICE AVAILABLE

Property Approach

The property is set in a quiet cul de sac, double parking space and entry to the property.

Entrance Hallway

Entrance via a upvc door. Smooth ceilings and walls. Wood laminate flooring. radiator. Door leading into living room.

Living Room

15' 1" x 12' 8" (4.594m x 3.855m)

Smooth ceilings with spotlights. Smooth walls. radiator. Continuation of Wood laminate flooring. Upvc window to front. Stairs arising to first floor.

Kitchen/Diner

12' 7" x 8' 8" (3.832m x 2.636m)

Smooth ceilings with spotlights. Smooth walls. Wood laminate flooring. Wall and base units. Induction hob with overhead extractor fan. Electric oven. Space for fridge freezer. Space for washing machine. Upvc window and doors leading to garden. Storage cupboard.

Rear Garden

Fully enclosed. Access from kitchen/diner via Upvc French doors. Patio and artificial grass.

First floor landing

Smooth ceilings and walls. carpet. Attic hatch. Access to bedrooms and bathroom.

Bedroom One

10' 8" x 8' 5" (3.241m x 2.573m)

Smooth ceilings with spotlights and coving. carpet. radiator. Upvc window to front.

Bedroom Two

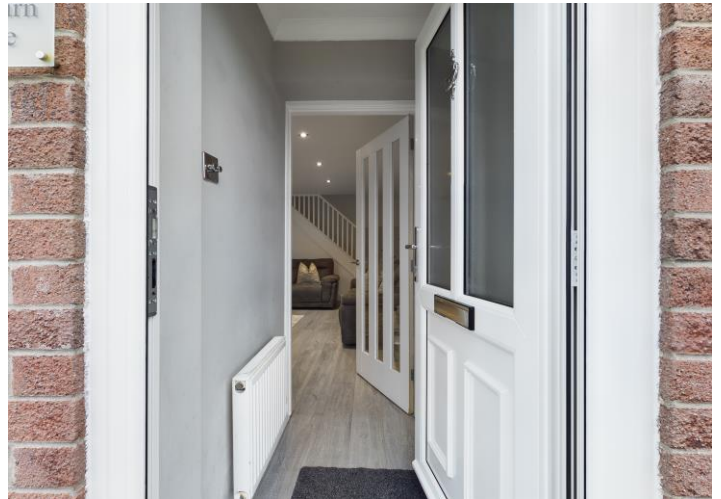
12' 8" x 8' 8" (3.872m x 2.649m)

Smooth ceilings with spotlights. Smooth walls. carpet. Radiator. Upvc windows to rear.

Family Bathroom

9' 7" x 5' 3" (2.916m x 1.610m)

Smooth ceilings with spotlights. fully tiled walls and floor. Rainwater shower over bath. W.c. sink with storage drawers. Wall mounted towel rail. Cupboard housing boiler and extra storage.



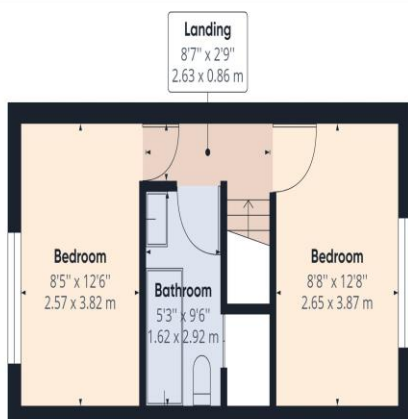
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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⁽¹⁾

645.80 ft²
60.00 m²

Floor 0



(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

CARDIFF WEST

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