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MR HOMES  
SALES & LETTINGS



Beale Close,  
Llandaff, Cardiff  
CF5 2RU

Guide Price £279,950 to £289,950  
Freehold

Beale Close  
Llandaff, Cardiff, CF5 2RU

## Overview

- DETACHED GARAGE
- KITCHEN/BREAKFAST ROOM
- SUN / SITTING ROOM
- MODERN SHOWER ROOM
- LANDSCAPED GARDENS
- TRIPLE DRIVEWAY
- OUTBUILDING/OFFICE
- CLOSE TO SHOPS & AMENITIES
- CLOSE TO TRAIN STATION
- FREEHOLD



VERY WELL PRESENTED 3-BEDROOM SEMI-DETACHED FAMILY HOME with TRIPLE DRIVEWAY & DETACHED GARAGE 14ft OUTBUILDING/OFFICE/CABIN - LANDSCAPED GARDENS - MOVE STRAIGHT IN - WALKING DISTANCE TO DANESCOURT TRAIN STATION - CLOSE TO DANESCOURT RETAIL SHOP THE CO-OP - DOCTORS - CHEMIST with EXCELLENT TRANSPORT LINKS - FREEHOLD -

**MR Homes** are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway, Spacious Lounge, Kitchen/Breakfast Room, Sun Room which Overlooks the Landscaped & Enclosed Rear Garden. First Floor Landing, 3x Bedrooms and a Modern & Re-Fitted Shower Room. Landscaped Front Garden, Landscaped Rear Garden with 14ft Outbuilding/Office, Triple Driveway To Front & a Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 28i Junior Combi-Boiler.

**EPC Rating & Floorplan - Awaiting Assessment... Council Tax Band = D.**

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



## **Entrance Hallway**

Fitted Carpet

## **Lounge - 14' 1" x 13' 8" (4.29m x 4.16m)**

Laminate Flooring

## **Kitchen/Breakfast Room - Archway between Rooms**

13' 7" x 10' 11" (4.14m x 3.32m)

Laminate Flooring - Matching Wall & Base Units with Work Surfaces  
Over - Sink, Half Bowl & Drainer with Mixer Tap - Plumbed for Washing Machine & Dishwasher - Integrated 4x Ring Gas Hob & Integrated Electric Fan Assisted Oven - Wall Mounted Worcester Greenstar 28i Junior Combi-Boiler - Door to Utility/Storage Cupboard - Double D/g Doors to Sun/Sitting Room.

## **Sun/Sitting Room - 12' 2" x 7' 2" (3.71m x 2.18m)**

Laminate Flooring - 2x uPVC D/g Windows Overlooking Rear Garden - Double Panel Radiator - 2x Double Power Points - uPVC Double D/g Doors to Rear Garden.

## **Staircase to 1st Floor Landing**

Quality Fitted Carpet - Hatch to Insulated and Boarded Loft via Attached Ladders - Loft Light - Doors to Bedrooms 1, 2, 3 & Bathroom.

## **Bedroom 1 - 10' 3" x 8' 7" (3.12m x 2.61m)**

Quality Fitted Carpet - Double Doors to Large Fitted Wardrobe - Double Doors to Large Fitted Cupboard with Slat Shelving.

## **Bedroom 2 - 9' 5" x 7' 6" (2.87m x 2.28m)**

Laminate Flooring.

## **Bedroom 3 - 7' 9" x 6' 8" (2.36m x 2.03m)**

Laminate Flooring.

## **Family Bathroom - Modern - 7' 4" x 6' 1" (2.23m x 1.85m)**

Modern Walk-In-Shower Unit with Electric Shower - Wash Hand Basin with Waterfall Mixer tap set in Vanity Unit - Close-Coupled W.c - Chrome Ladder Radiator - Fully Tiled Walls - uPVC D/g 'Ship Design' Stain Glass Window to Side.

## **Landscaped Front Garden**

Landscaped over Two Tiers with Slate Patio's

## **Landscaped Rear Garden - Enclosed**

Mainly Laid to Lawn with Landscaped Borders - Outside Light - Water Butt Attached from Guttering to Sun Room -

## **Outbuilding / Office / Cabin - 14' 0" x 7' 7" (4.26m x 2.31m)**

with Power Points via Separate RCD Consumer Unit.

## **Triple Driveway to Front**

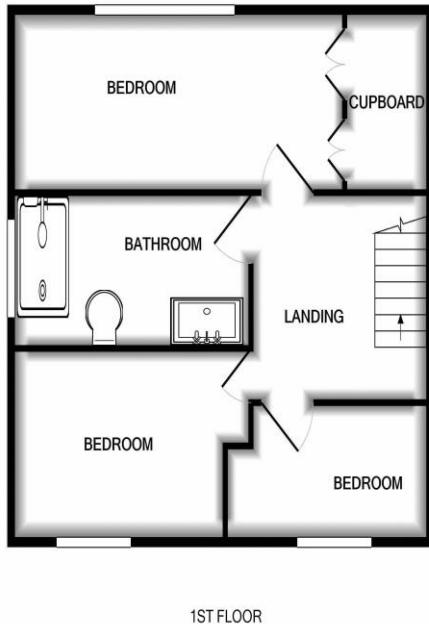
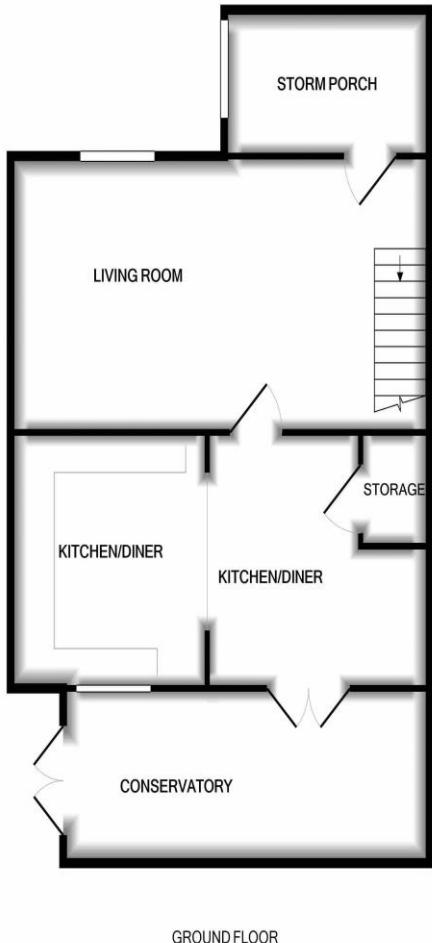
## **Garage - Detached**

11' 11" x 8' 0" (3.63m x 2.44m)

Up 'n' Over Door - Power Points & Lighting with Separate RCD Consumer Unit - Door into Rear Garden.



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,  
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## FAIRWATER

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Fairwater,  
Cardiff,  
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## GRANGETOWN

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