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Homes House, Suite 9/10
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MR HOMES
SALES & LETTINGS



Bluebell Drive
Llanrumney, Cardiff
CF3 5RA

Guide Price £199,950 to £209,950
Freehold

Bluebell Drive, Llanrumney, Cardiff, CF3 5RA

Overview

- PRIVATE DRIVEWAY
- 3 DOUBLE BEDROOMS
- FRONT & REAR GARDEN
- LARGE LIVING ROOM
- DOWNSTAIRS WC
- GENEROUS KITCHEN/DINER
- NEARBY SHOPS & HEALTH CENTRE/PHARMACY
- PUBLIC TRANSPORT LINKS & ACCESS TO A48/M4
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD



3-BED TERRACED FAMILY HOME - 3 DOUBLE BEDROOMS - LARGE LIVING ROOM - KITCHEN/DINER - DOWNSTAIRS WC - FRONT GARDEN WITH DRIVEWAY - ENCLOSED REAR GARDEN - FREEHOLD

MR HOMES Offer FOR SALE this 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Lounge, Kitchen/Diner, Downstairs WC, First Floor Landing, Bedrooms 1, 2 & 3 and Family Bathroom. Front Garden with driveway providing parking for two cars. Enclosed Rear Garden with patio area and area laid to lawn with rear lane access via timber gate (presence of mains water drain cover necessitates timber gate in border wall with neighbour for access). uPVC Double Glazing Windows & Gas Central Heating powered by a Vaillant ecoTEC Plus Combi-Boiler.

EPC Rating: C
Council Tax Band: C

Viewings by Appointment ONLY

CALL: 02920 204 555
ONLINE: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD
CALL: 02920 204 555 Option 4



Outside Front

Concrete driveway providing parking for two cars; area to side laid to lawn; mature bushes and shrubs; paved area leading to front door

Entrance Hallway

11' 0" x 2' 10" (3.35m x 0.86m)

Accessed via uPVC Front Door with obscured DG panels with decorative motif; timber flooring; RCD Consumer Unit; coving and skirting boards

Inner Hallway

16' 0" x 6' 1" MAX (4.87m x 1.85m)

Laminate wood flooring; radiator; gas meter; access to Living Room, Kitchen/Diner, Downstairs WC and rear garden; staircase rising to first floor

Living Room

13' 0" x 14' 4" (3.96m x 4.37m)

Laminate wood flooring; radiator; gas fireplace; uPVC DG window to front

Kitchen/Diner

16' 0" MAX x 8' 3" MIN (4.87m x 2.51m)

Tiled flooring; storage cupboard with plumbing and space for washing machine; matching wall and base units with worktops over and tiled splash backs; built-in fridge and freezer; HYGENA 4-ring gas hob with extractor hood over; gas oven; composite sink with stainless steel mixer tap; VAILLANT ecoTEC Plus gas central heating Combi boiler; uPVC DG window to rear

Downstairs WC

Tiled flooring; corner sink with separate hot and cold taps and tiled splash back; WC; uPVC Obscured DG window to rear

First Floor Landing

4' 0" MIN x 11' 8" MAX (1.22m x 3.55m)

Carpeted; large storage cupboard; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft

Bedroom 1

12' 0" x 10' 8" (3.65m x 3.25m)

Laminate wood flooring; radiator; storage area; uPVC DG window to rear

Bedroom 2

13' 0" x 8' 8" (3.96m x 2.64m)

Laminate Wood flooring; radiator; uPVC DG window to front

Bedroom 3

13' 0" x 8' 7" (3.96m x 2.61m)

Laminate wood floor; radiator; uPVC DG window to front

Family Bathroom

6' 0" x 6' 8" (1.83m x 2.03m)

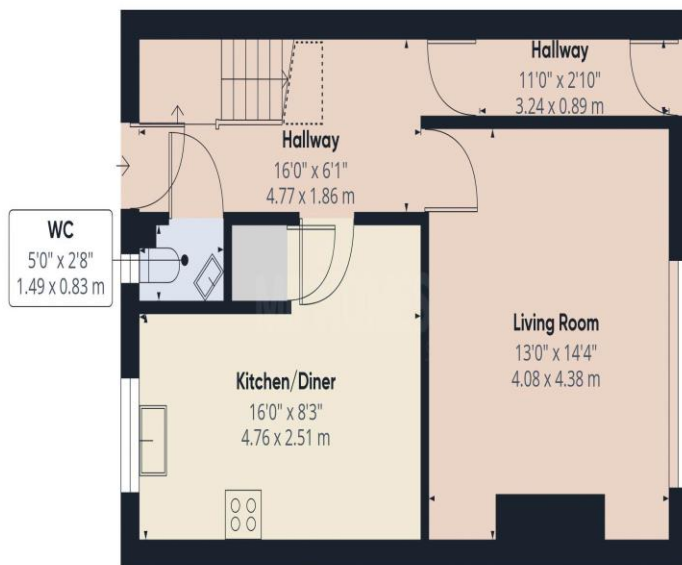
Vinyl flooring; matching white suite comprising GALA bath with stainless steel mixer tap and MIRA Play electric shower over; pedestal Wash hand basin with stainless steel mixer tap; WC; extractor fan; uPVC Obscured DG window to rear

Rear Garden

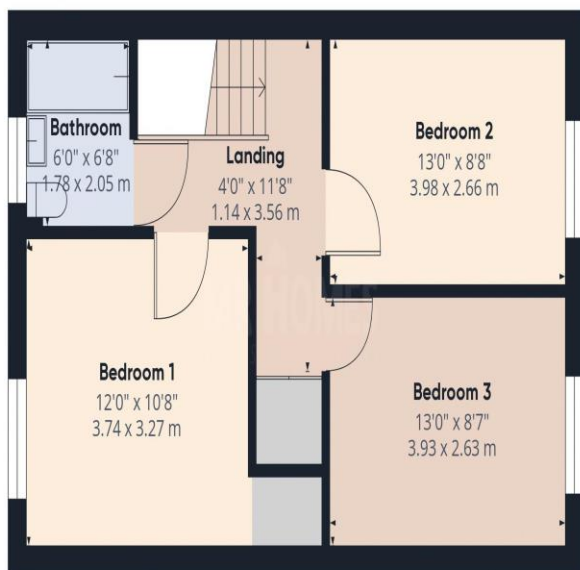
Accessed from inner hallway via uPVC Door with Obscured DG Panel; Patio area laid with paving slabs and area to rear laid to lawn; outside tap; outdoor electrical sockets; access to rear lane via timber gate; mains water drain cover



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



Floor 1



Approximate total area⁽¹⁾

983.82 ft²
91.4 m²

Reduced headroom

16.25 ft²
1.51 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.

GIRAFFE360

CARDIFF & THE VALE

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