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**MR HOMES**  
SALES & LETTINGS



Dessmuir Road,  
Tremorfa,  
Cardiff CF24 2RW

Guide Price £209,950 to £219,950  
Freehold



# Dessmuir Road Tremorfa, Cardiff, CF24 2RW

## Overview

- 3-BED EXTENDED FAMILY HOME
- EXTENDED TO REAR
- OPEN-PLAN MODERN LIVING
- UNDER-STAIR UTILITY AREA
- NO THROUGH TRAFFIC
- DOUBLE DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN - LOW-MAINTENANCE
- uPVC D/G WINDOWS
- GAS C/H with NEW COMBI
- FREEHOLD



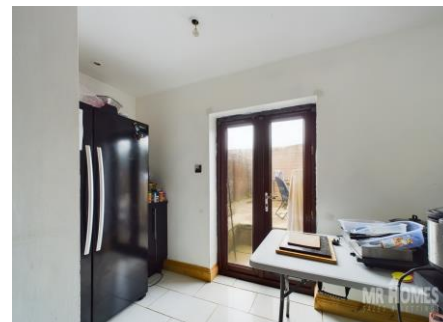
AN EXTENDED 3-BED SPACIOUS FAMILY HOME - OPEN-PLAN MODERN LIVING - DOUBLE DRIVEWAY - ENCLOSED REAR GARDEN – FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Spacious Family Home, comprising in brief, Entrance Hallway, Understair Utility Area, Lounge with Bay Window, Open-Plan to the Dining Room which is also Open-Plan to the Extended Kitchen & Extended Kitchen/Utility Room. Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. Double Driveway to Front & an Enclosed Rear Garden which is Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating powered by a New Ideal Independent 30kw Combi-Boiler.

EPC Rating = Awaiting New Assessment...  
Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**Entrance Hallway** - 12' 9" x 6' 0" (3.88m x 1.83m) Entered via uPVC door - Laminate floor - Single panel radiator - Plastered walls and plastered ceiling - Door to understair storage cupboard housing electrical RCD consumer unit - Understair storage area housing tumble dryer and chest freezer - Door leading to Through Lounge/Diner - Stairs rising to 1st floor.

**Lounge - Open-Plan** - 13' 9" x 11' 6" (4.19m x 3.50m) Laminate flooring - uPVC D/g Bay window to front - Single panel radiator - Electric Fireplace - Open-plan archway between Lounge & Dining Room -

**Dining Room - Open-Plan** - 13' 0" x 11' 5" (3.96m x 3.48m) Laminate flooring - Living Flame Gas feature fireplace (Coal effect) - Open-Plan to Kitchen & Utility

**Utility / Extended Kitchen** - 19' 9" x 4' 9" (6.02m x 1.45m) Ceramic tile floor - Plastered walls and plastered ceiling with inset spotlights in ceiling - Space for American Style Fridge-Freezer - Opening to Kitchen - uPVC double D/g doors to Rear Garden.

**Kitchen -Extended** - 10' 10" x 6' 1" (3.30m x 1.85m) Ceramic tile floor - uPVC D/g window to rear - Matching wall and base units - Complimentary work surface with tiled splash backs - Stainless steel sink and half bowl with mixer tap - Freestanding Double Width Gas/Electric Cooker with fitted extractor fan - Hatch to loft space - uPVC obscured D/g door to Rear Garden - Opening to Rear Extension Room - Archway to Through Lounge/Diner.

**1st Floor Landing** - 6' 10" x 6' 5" (2.08m x 1.95m) Fitted carpet - Hatch to loft - Doors leading to Bedrooms 1, 2, 3 and Bathroom.

**Bedroom 1** - 12' 11" x 10' 3" (3.93m x 3.12m) Fitted carpet - uPVC D/g window to rear - Single panel radiator.

**Bedroom 2** - 11' 1" x 10' 7" (3.38m x 3.22m) Fitted carpet - uPVC D/g window to front - Single panel radiator - Picture rail.

**Bedroom 3** - 12' 10" max x 10' 10" max (3.91m x 3.3m) Laminate floor - 2 x uPVC D/g windows to front - Double panel radiator - Fitted cupboard housing Ideal Independent 30kw combi-boiler - NB: Room made smaller by staircase.

**Family Bathroom** - 7' 9" x 6' 8" (2.36m x 2.03m) Ceramic tile floor - P-shaped panel bath with mixer shower over - Pedestal wash hand basin - Close coupled W.c - uPVC obscured D/g window to rear - Chrome ladder radiator.

#### **Rear Garden - South-West Facing**

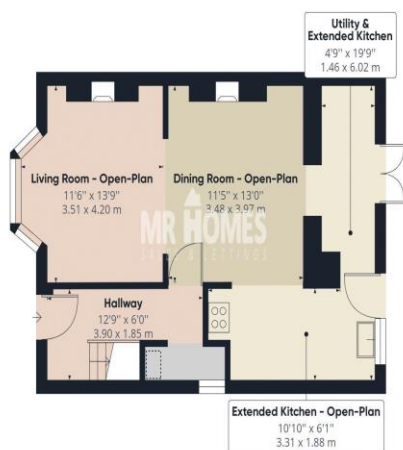
Enclosed rear garden - Decking to laid lawn - Enclosed by 6ft brick walls - Lockable side gate access to service lane (Services just 2 properties).

#### **Double Driveway - Pressed Concrete**





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<sup>(1)</sup>**

964.78 ft<sup>2</sup>  
89.63 m<sup>2</sup>

**Reduced headroom**

2.91 ft<sup>2</sup>  
0.27 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

Homes House,  
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