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MR **HOMES**  
SALES & LETTINGS



Western Drive Gabalfa  
Cardiff CF14 2SE

Guide Price £250,000 to £260,000  
Freehold

## Overview

- Semi-Detached Family House
- Off Road Parking
- Sitting Room
- Kitchen Breakfast Room
- Three Bedrooms
- Bathroom
- Popular Location
- South Aspect Rear Garden
- No Onward Chain
- Freehold

MR Homes have another opportunity to purchase a semi-detached house located on Western Drive in the increasingly popular Gabalfa, a central residential area in Cardiff CF14. The property has been owned by the vendor for almost 20 years and he has seen the area improve and has enjoyed being a part of the local community during this time.

The accommodation comprises of a private drive to the front, entrance hallway, sitting room, spacious kitchen breakfast room, side return which could be transformed into a utility room with downstairs cloakroom as other houses locally have done, three bedrooms family bathroom and a garden with a south facing aspect.

The property is situated close to Whitchurch village and Llandaff North. The Taff Trail, Heath Hospital and University of Wales are within easy reach. Access to the M4 provides the gateway to a range of destinations. Cardiff City Centre and Cardiff Bay with all of its restaurants, bars, leisure activities and shops are also within easy reach. A super house in a prime location! Contact MR Homes to arrange your appointment on 02920 204555

EPC Rating = TBC. Council Tax Band = D.

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## Approach

To the front of the property is a private drive for two cars, path to front door, and garden which is mainly laid to lawn

## Entrance Hallway 10' 1" x 6' 1" (3.07m x 1.85m)

A double glazed door with glass panels welcomes you into the main residence. Double glazed window to side. Stairs with fitted carpet lead to the first floor with storage area under. Coving to ceiling, wall mounted radiator, wall mounted phone socket, wood laminate flooring, door to

## Kitchen Breakfast Room 21' 0" x 10' 5" (6.40m x 3.18m)

Double glazed window and French style patio doors to rear. Coving to ceiling. With a range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring electric hob and fan assisted oven. Space for fridge freezer and dishwasher. Wall mounted radiator, tiled floor, power points, doors to

## Sitting Room 14' 2" x 10' 6" (4.32m x 3.20m)

Double glazed window to front, coving to ceiling, wall mounted radiator, wood laminate flooring, tv and power points

## Side Return 11' 10" x 6' 0" (3.61m x 1.84m)

Doors to front and rear and window to side, wall mounted BAXI combination boiler. Other similar properties have converted this space into a utility room and added a downstairs cloakroom (STPP)

## First Floor Landing 8' 11" x 7' 0" (2.71m x 2.14m)

Double glazed window to side. Airing cupboard. Access top loft hatch. Continuation of balustrade and fitted carpet, doors to

## Bedroom One 11' 7" x 10' 6" (3.53m x 3.19m)

Double glazed window to front, coving to ceiling, built in wardrobe, wall mounted radiator, fitted carpet, power points

## Bedroom Two 14' 2" x 8' 1" (4.33m x 2.47m)

Double glazed window to rear, built in wardrobe, wall mounted radiator, fitted carpet, power points

## Bedroom Three 7' 6" x 8' 9" (2.29m x 2.66m)

Double glazed window to front, wall mounted radiator, fitted carpet, power points

## Family Bathroom 6' 1" x 5' 0" (1.85m x 1.52m)

Obscured double glazed window to side. A suite to include a panel enclosed with mixer tap and shower attachment, pedestal hand wash basin, low level flush WC, wall mounted radiator, tiled walls, fitted carpet

## Rear Garden 60' 0" x 25' 0" (18.27m x 7.61m)

The rear garden is easy to maintain as it is mainly laid to lawn with a small, paved patio area from the kitchen



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.



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