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Homes House

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MR HOMES
SALES & LETTINGS



Murray Walk,
Canton, Cardiff
CF11 9BA

Offers in Excess of £240,000
Freehold

Murray Walk

Canton, Cardiff, CF11 9BA

Overview

- 3-BED SPACIOUS FAMILY HOME
- CLOSE PROXIMITY TO CARDIFF CITY CENTRE & CANTONS BARS, SHOPS & RESTAURANTS
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LIVING ROOM
- LARGE KITCHEN/DINER
- CONSERVATORY/ UTILITY ROOM
- CLOAKROOM/ DOWNSTAIRS W.C
- DOUBLE 'BRICK-PAVED' DRIVEWAY
- ENCLOSED REAR GARDEN with OUTBUILDING
- FREEHOLD



3-BED SPACIOUS FAMILY HOME - CLOSE PROXIMITY TO CARDIFF CITY CENTRE & CANTONS SHOPS, BARS & RESTAURANTS - EXCELLENT TRANSPORT LINKS - VERY SPACIOUS LIVING ROOM - LARGE KITCHEN/DINER - CONSERVATORY/UTILITY ROOM - CLOAKROOM/DOWNSTAIRS W.C - 3x BEDROOMS - '4-PIECE' FAMILY BATHROOM SUITE - DOUBLE 'BRICK-PAVED' DRIVEWAY - ENCLOSED & LOW-MAINTENANCE REAR GARDEN with REAR GATE ACCESS - OUTBUILDING with POWER & LIGHTING - FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Terraced Family Home, comprising in brief' Entrance Hallway, Cloakroom/ Downstairs W.c, Living Room, Kitchen/Diner, Conservatory/Utility Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a 4-Piece Family Bathroom Suite. To the Front is a Double 'Brick-Paved' Driveway, Access to the Storage Shed which houses the Electricity Meter & RCD Consumer Unit. The Rear Garden is Enclosed & Low-Maintenance with a Lockable Rear Gate & an Outbuilding which has Power & Lighting. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

8' 1" x 4' 8" (2.46m x 1.42m)

Cloakroom/ Downstairs W.c

4' 8" x 2' 6" (1.42m x 0.76m)

Living Room

15' 5" x 12' 1" (4.70m x 3.68m)

Kitchen/Diner

15' 2" x 13' 6" (4.62m x 4.11m)

Conservatory/ Utility Room

14' 2" x 5' 9" (4.31m x 1.75m)

1st Floor Landing

9' 5" x 6' 5" (2.87m x 1.95m)

Bedroom 1

13' 1" x 8' 6" (3.98m x 2.59m)

Bedroom 2

11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom 3

10' 3" x 6' 6" (3.12m x 1.98m)

Family Bathroom - 4-Piece Suite

8' 11" max into shower cubicle x 6' 4" (2.72m x 1.93m)

Double 'Brick-Paved' Driveway to Front

Outside Storage Shed (houses electricity meter & RCD consumer unit)

Rear Garden - Low-Maintenance & Enclosed (Rear Gate Access)

Outbuilding (Power & Lighting)

9' 0" x 7' 0" (2.74m x 2.13m)



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 OFFICE

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