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MR HOMES
SALES & LETTINGS



Amethyst Road,
Fairwater, Cardiff
CF5 3NT

Guide Price £200,000 to £210,000
Freehold

Amethyst Road, Fairwater, Cardiff. CF5 3NT.

- NO CHAIN
- 3-BED TERRACED FAMILY HOME
- LIVING ROOM
- DINING ROOM
- KITCHEN & OUTHUSE/UTILITY
- DOWNSTAIRS W.C
- MODERN RE-FITTED SHOWER ROOM
- LARGE DRIVEWAY TO FRONT & ENCLOSED REAR GADFEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN

3-BED TERRACED FAMILY HOME

IDEAL STARTER HOME for 1st TIME BUYERS

EXCELLENT LOCATION

3x DOUBLE BEDROOMS - 2x SEPARATE RECEPTION ROOMS

KITCHEN & OUTHUSE/UTILITY

DOWNSTAIRS W.C - RE-FITTED SHOWER ROOM

LARGE 'GATED' DRIVEWAY - ENCLOSED REAR GARDEN

uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER -
FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom family Home, comprising in brief detail; Porch Entrance, Hallway, Living Room, Dining Room, Kitchen, Outhouse/Utility Room, Downstairs W.c, Rear Lobby, 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Modern Re-Fitted Shower Room. Large 'Gated' Private Driveway to Front & an Enclosed Rear Garden which is Low-Maintenance. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 24i Junior Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/amethystroad113ap/>

EPC Rating = Awaiting Assessment... Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK

Porch Entrance

8' 1" x 2' 6" (2.46m x 0.76m)

Hallway

11' 5" x 5' 9" (3.48m x 1.75m)

Living Room

12' 6" x 11' 4" (3.81m x 3.45m)

Dining Room

11' 4" x 8' 7" (3.45m x 2.61m)

Kitchen

12' 0" max x 9' 11" max (3.65m x 3.02m)

Outhouse/Utility

10' 1" x 5' 9" (3.07m x 1.75m)

Downstairs W.c

4' 0" x 2' 6" (1.22m x 0.76m)

Rear Lobby

4' 1" x 2' 11" (1.24m x 0.89m)

1st Floor Landing

8' 9" x 2' 6" (2.66m x 0.76m)

Bedroom 1

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom 2

12' 11" x 9' 1" (3.93m x 2.77m)

Bedroom 3

11' 8" x 9' 6" (3.55m x 2.89m)

Shower Room - Re-Fitted

9' 3" x 5' 7" (2.82m x 1.70m)

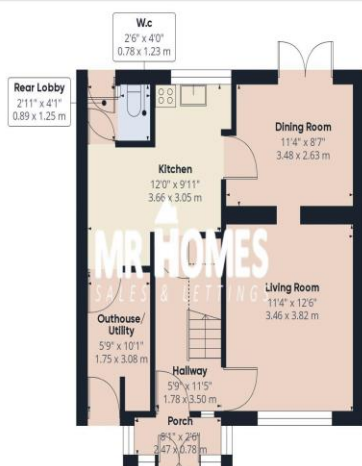
Outside Front - Low-Maintenance & Enclosed
Side Door into Outhouse/Utility

Large 'Gated' Private Driveway to Front

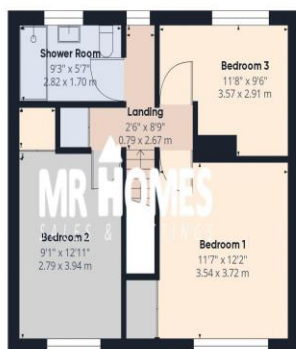
Rear Garden - Low-Maintenance & Enclosed
Outside Tap



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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 area¹

992.11 ft²
92.17 m²

Reduced headroom

10.66 ft²
0.99 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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