

02920 204555

253 Cowbridge Road West,
Cardiff, CF5 5TD
e: info@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



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Llandow Road,
Caerau, Cardiff
CF5 5ES

Guide Price £145,000 to £155,000
Freehold



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Llandow Road
Caerau, Cardiff, CF5 5ES

Overview

- NO CHAIN!!!
- 2-BED TERRACE
- MODERN BATHROOM
- 2x DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- EXCELLENT TRANSPORT LINKS
- FREEHOLD



NO CHAIN!!!

2-BED TERRACED STARTER HOME - IDEAL
FOR 1st TIME BUYERS or
LANDLORD/INVESTORS -
EARLY VIEWING IS ADVISED - MODERN
BATHROOM SUITE - SOUTH FACING &
ENCLOSED REAR GARDEN - PRIVATE
DRIVEWAY TO FRONT - uPVC D/G
WINDOWS & GAS C/H with WORCESTER
COMBI-BOILER - FREEHOLD.



MR HOMES are pleased to Offer
FOR SALE this 2x Double Bedroom
Terraced Property, comprising in brief;
Entrance Hall, Spacious Lounge with Bay
Window, Kitchen with Large Understair
Storage Cupboard, 1st Floor Landing,
Bedrooms 1, 2, & a Family Bathroom
Suite. Off-Road Parking to Front & an
Enclosed South Facing Rear Garden.
uPVC Double Glazing Windows & Gas
Central Heating powered by a
Worcester 24i Combi-Boiler.

EPC Rating = Awaiting assessment...
Council Tax Band = B.

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



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Entrance Hallway

4' 7" x 3' 6" (1.40m x 1.07m)

Living Room

14' 11" x 12' 8" (4.54m x 3.86m)

Kitchen

15' 10" x 5' 9" (4.82m x 1.75m)

Landing

3' 6" x 3' 2" (1.07m x 0.96m)

Bedroom 1

15' 9" max into fitted wardrobe x 9' 4" (4.80m x 2.84m)

Bedroom 2

9' 11" x 9' 10" (3.02m x 2.99m)

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Private Driveway to Front**South Facing Rear Garden - Enclosed**

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.



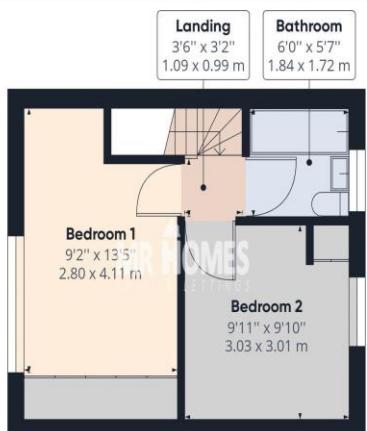
Approximate total area⁽¹⁾

594.43 ft²
55.22 m²

Reduced headroom

4.34 ft²
0.40 m²

Floor 0



(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

Floor 1

CARDIFF WEST

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