

02920 204555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: [info@mr-homes.co.uk](mailto:info@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Llandow Road,  
Caerau, Cardiff  
CF5 5ES

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

# Llandow Road Caerau, Cardiff, CF5 5ES

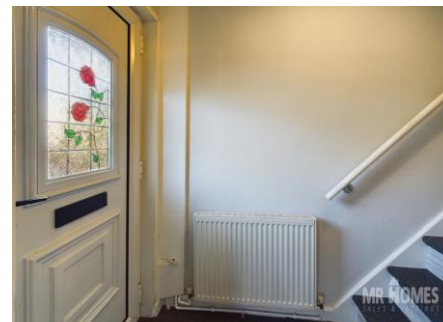
## Overview

- 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.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**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**

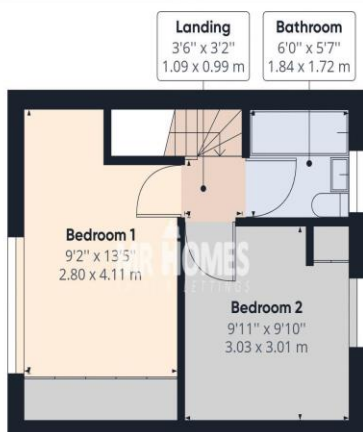
5' 11" x 5' 6" (1.80m x 1.68m)

**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.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

594.43 ft<sup>2</sup>

55.22 m<sup>2</sup>

**Reduced headroom**

4.34 ft<sup>2</sup>

0.40 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,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD