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**MR HOMES**  
SALES & LETTINGS



Deepwood Close,  
St Fagans,  
Cardiff CF5 4SJ

Offers in the Region Of £325,000  
Freehold



# Deepwood Close, St Fagans, Cardiff. CF5 4SJ.

• \*\*\* NO CHAIN \*\*\*

- AN EXTENDED LINK DETACHED 3-BED FAMILY HOME
- HIGHLY DESIRABLE LOCATION
- CONTEMPORARY DECOR THROUGHOUT (MOVE STRAIGHT IN)
- RE-FITTED KITCHEN/SITTING ROOM with INTEGRATED APPLIANCES
- EXTENDED DINING ROOM
- CONVERTED GARAGE/UTILITY/STORAGE ROOM & OFFICE STUDY with CONVERTED LOFT SPACE ABOVE
- RE-FITTED MODERN FAMILY BATHROOM SUITE
- PRIVATE 'BRICK-PAVED' DRIVEWAY & AN ATTRACTIVE & ENCLOSED REAR GARDEN
- TENURE: FREEHOLD.



\*\*\* NO ONGOING CHAIN \*\*\*

**MR HOMES** are proud to Offer to the Open Market this Extended 3-Bed Link-Detached Family Home, The Property is in a Highly Desirable Location of St. Fagans Cardiff which has Excellent Transport Links, The Property comprises in brief; Ground Floor Accommodation; Entrance Hallway, Spacious Living Room, Re-Fitted Kitchen/Sitting Room with Integrated Appliances, Extended Dining Room, Office/Study with a Converted Loft Space Above. First Floor Accommodation; Staircase to the 1st Floor Landing, Hatch to the Insulated Loft, Bedroom 1, Bedroom 2, Bedroom 3, A Re-Fitted 3-Piece Family Bathroom Suite, To the Front is an Attractive Raised Brick Flower-Bed Border, A Large Private 'Brick-Paved' Double Driveway and to the Rear is a Large & an Attractive Rear Garden which is Enclosed with Feather Edge Fencing. The Property has uPVC Double Glazing Windows, Gas Central Heating Powered by a Potterton HE Combi-Boiler & a Wall Mounted Waterproof External Socket Used to Charge Electrical Vehicles Via a Mode 2 Charger.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link >

<https://tour.giraffe360.com/deepwoodclose29ap/>

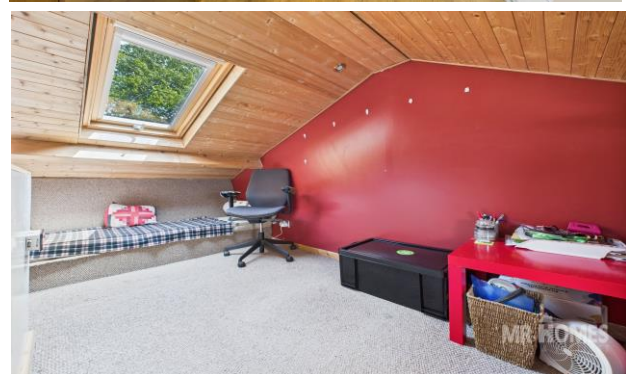
EPC Rating = C.

Council Tax Band = E.

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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



**Entrance Hallway - 8' 4" x 2' 10" (2.54m x 0.86m)**

Enter via uPVC Door with Obscured D/g Pane, Laminate Flooring, Wall Mounted Radiator, Door into Garage/Storage/Utility, Staircase to the 1st Floor Living & Door into the Main Living Room.

**Living Room - 14' 10" x 11' 5" (4.52m x 3.48m)**

Laminate Flooring cont'd, uPVC D/g Window to Front, Double Panel Radiator.

**Kitchen/Sitting Room - Re-Fitted & Modern - 15' 0" x 10' 2" (4.57m x 3.10m)**

Matching Wall and Base Units With Hi-Gloss Doors, Work surfaces Over With Matching Upstands, Stainless Steel Sink, Half Bowl And Drainer With Mixer Tap, Whirlpool 4x Ring Induction Hob With Vented Extractor Hood Over, New World Gas Double Oven, 2 x Carousel Drawers, Integrated Fridge, Integrated Washing Machine, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Ceiling, Laminate Floor, Inset Spotlights To Ceiling, Potterton Gold HE Combi-Boiler Housed In Wall Cupboard, Double Doors To Understair Storage Cupboard, uPVC D/g French Doors To Rear Garden, Archway To Dining Room.

**Dining Room-Extended (with Planning & Building Regulations)**

10' 5" x 7' 10" (3.17m x 2.39m)

Laminate Flooring, uPVC D/g Window to Rear, Modern Vertical 6 Bar Radiator, Plastered Walls and Plastered Ceiling, Doorway into Office/Study.

**Office/Study - 8' 2" x 7' 11" (2.49m x 2.41m)**

Previously Part of The Garage, Brand New Fitted Carpet, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Wooden Pull-Down Ladders with A Hatch That Accesses Attic/Storage Room.

**Attic/Storage Room - (Above Garage & Study) - 8' 7" x 7' 6" (2.61m x 2.28m)**

Accessed via Fold Down Wooden Ladders, Fitted Carpet, Round Window Giving Natural Light from The Front Aspect, Velux Window to Rear with Inset Blinds, Inset Spotlights to Ceiling, Plastered Walls.

**First Floor Landing - 10' 5" x 6' 0" (3.17m x 1.83m)**

Door To Airing Cupboard, Hatch to Insulated Loft via Attached Ladders, Doors to Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom. NB: Ceiling Mounted Vent Axia Positive Air Ventilation System

**Bedroom 1 - 12' 1" x 8' 3" (3.68m x 2.51m)**

Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Two Double and One Single Wardrobe (To Remain).

**Bedroom 2 - 11' 5" x 8' 1" (3.48m x 2.46m)**

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

**Bedroom 3 - 9' 1" x 6' 6" (2.77m x 1.98m)**

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Floor to Ceiling Wardrobe (To Remain).

**Family Bathroom - 6' 7" x 5' 8" (2.01m x 1.73m)**

Tiled Flooring, 3 Piece White Matching Suite, Steel Panel Bath with Hot & Cold Taps Over, Mixer Shower with Dual Rainfall and Handheld Shower Heads, Swinging Glass Shower Screen, Pedestal Wash Hand Basin with Hot & Cold Taps Over, Close Coupled W.c., Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window to Rear, Ceiling Mounted Electric Extractor Fan, Fully Tiled Walls, Plastered Ceiling.

**Outside Front**

Attractive Brick Flowerbed Border with Mature Shrubs, Flowers & Plants, Wall Mounted Welcome Sensor Lamp Light.

**Rear Garden (Enclosed)**

Rear Garden Enclosed with Feather Edge Fencing, East Facing, Patio with a Lawned Area, Stone Chippings, Patio Pathway Slabs and A Raised Brick Flowerbed with a Range of Rose Bush, Acer, Palm Tree, Raised Decking Area with Aluminium Shed to The Rear, Outside Light, Outside Tap and Water Butt.

**Private 'Brick-Paved' Double Driveway**

To the Front is a Wall Mounted Waterproof External Socket Used to Charge Electrical Vehicles Via a Mode 2 Charger.

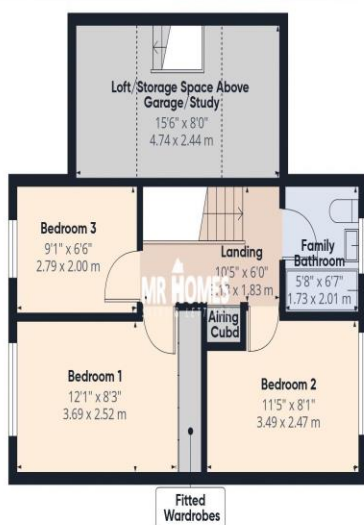
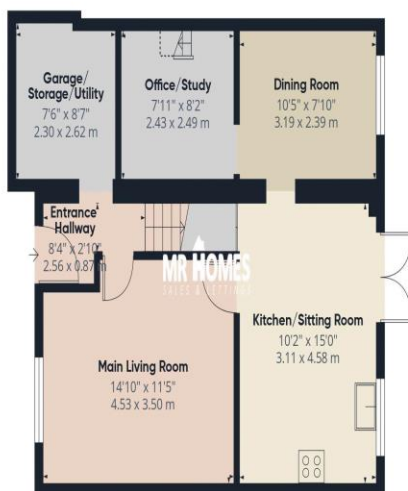
**Garage/Storage/Utility - 8' 7" x 7' 6" (2.61m x 2.28m)**

PowerPoints & Lighting, Houses the Freezer & Tumble-Dryer. Reduced in Size to Accommodate the Office/Study. NB: The Up 'n' Over door works but has been boarded internally. Aluminium Shed (To Stay) 8' 0" x 8' 0" (2.44m x 2.44m)





**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.



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

1042 ft<sup>2</sup>  
96.7 m<sup>2</sup>

**Reduced headroom**

72 ft<sup>2</sup>  
6.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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