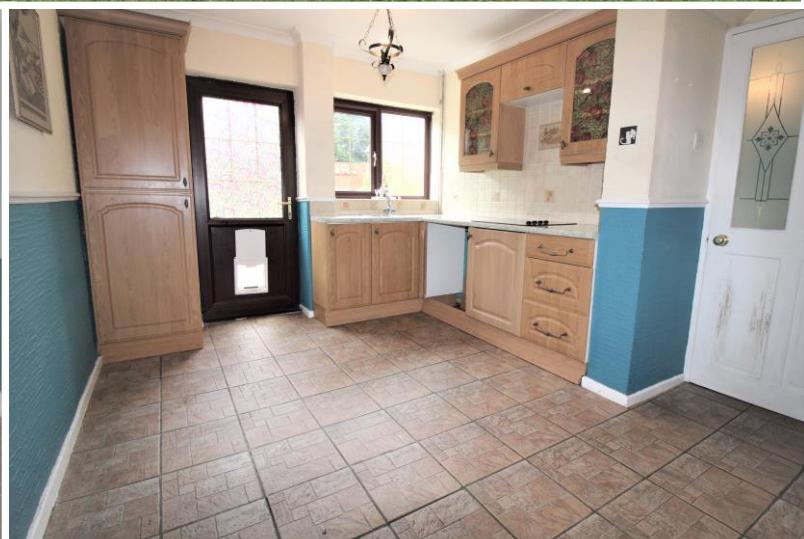


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MR HOMES
SALES & LETTINGS



Cedar Grove Fairwater
Cardiff CF5 3RR

Guide Price £210,000 to £220,000
Freehold

Cedar Grove Fairwater, Cardiff, CF5 3RR

Overview

- Mid-Terrace Family House
- Minor Modernisation Required
- Quiet Residential Road
- Two Reception Rooms
- Kitchen Breakfast Room
- Three Double Bedrooms
- Shower Room & Cloakroom
- Enclosed Front & Rear Gardens
- Freehold
- No Onward Chain



MR Homes are instructed as sole agent for clients looking to sell this mid-terrace family house located on Cedar Grove, in Fairwater Cardiff CF5. The property has been in the same family for many years and has been a much loved home. Now its time to for a new owner to inject some life into the property as it requires sympathetic modernisation to bring it up to a more modern standard.

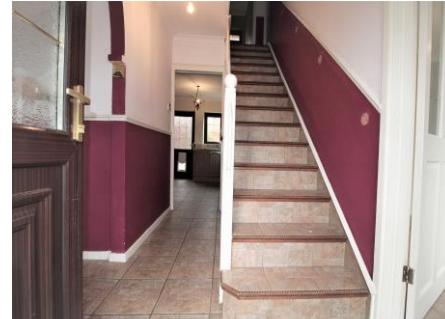
The accommodation consists of a front garden, entrance hallway, sitting room, dining room, kitchen breakfast room, three bedrooms, shower and cloakroom, and an enclosed South facing rear garden. Locally there are playing fields, the rugby club and a leisure centre, and a small parade of shops is close by. There are continuous bus services which take you to a range of destinations. Fairwater Green and all of its local amenities and shops are also within easy reach as well.

Don't delay in booking your viewing. contact MR Homes on 02920 204 555 and speak to the operations team. Viewing by appointment only!

EPC Rating = D. Council Tax Band = C.

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MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

10' 6" x 9' 7" (3.19m x 2.93m)

The main residence can be accessed by one of two doors that welcomes you into the hallway. Other similar properties have converted a part of the hallway into a downstairs wet room. Stairs lead to the first floor with storage under, cornice to ceiling, dado rail, tiled flooring, doors to

Sitting Room

9' 2" x 12' 4" (2.80m x 3.77m)

Double glazed picture window to front, plantation shutters, cornice to ceiling, dado rail, feature electric fire with marble hearth and surround, wooden mantle, tiled flooring, power points

Kitchen/Breakfast Room

8' 0" x 16' 4" (2.43m x 4.97m)

Double glazed window to rear and door into garden. A range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink with mixer tap, tiled splash backs. Integrated four ring gas hob. Space for oven, washing machine and fridge freezer. Cornice to ceiling, dado rail, continuation of tiled flooring

Dining Room

13' 0" x 11' 4" (3.96m x 3.46m)

Double glazed patio doors to garden with matching side panels. plantation shutters, cornice to ceiling, dado rail, feature electric fire with marble hearth and surround, wooden mantle, continuation of tiled flooring, power points

Bedroom One

12' 6" x 10' 8" (3.81m x 3.26m)

Double glazed picture window to front, plantation shutters, cornice to ceiling, stripped floorboards, two storage cupboards, power points

Bedroom Two

13' 1" x 10' 1" (3.99m x 3.08m)

Double glazed picture window to rear, plantation shutters, cornice to ceiling, dado rail, stripped wooden floorboards, power points

Bedroom Three

7' 6" x 11' 9" (2.29m x 3.57m)

Double glazed window to front, cornice to ceiling, stripped floorboards, storage cupboard, power points

Shower Room

6' 7" x 5' 7" (2.0m x 1.70m)

Obscured double glazed window to rear. Walk in shower cubicle with wall mounted electric shower and attachment, wall mounted hand wash basin, fully tiled

Cloakroom

5' 11" x 2' 8" (1.8m x 0.82m)

Obscured double glazed window to rear, low level flush WC

Rear Garden

31' 6" x 22' 8" (9.6m x 6.9m)

The garden can be accessed from the kitchen or dining room directly on to the patio with further raised areas with a range of shrubs. being South facing the garden is naturally bathed in sunshine.



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 WEST

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