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MR HOMES  
SALES & LETTINGS



Habershon Street,  
Splott, Cardiff  
CF24 2DX

Guide Price £229,950 to £234,950  
Freehold

# Habershon Street, Splott, Cardiff. CF24 2DX.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED SPACIOUS FAMILY HOME
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS & LOCAL AMENITIES
- OPEN-PLAN LIVING & SITTING ROOM
- DINING ROOM/3RD RECEPTION
- RE-FITTED & MODERN BATHROOM
- SOUTH-EAST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with BAXI COMBI-BOILER
- FREEHOLD



NO CHAIN

A VERY WELL PRESENTED 3-BED SPACIOUS FAMILY HOME- RETAINS SOME ORIGINAL FEATURES - OPEN-PLAN LIVING & SITTING ROOM - DINING ROOM WITH EXPOSED BRICK FEATURE WALL - KITCHEN - 2x DOUBLE BEDROOMS - 1x SINGLE BEDROOM - RE-FITTED & MODERN BATHROOM SUITE - SOUTH-EAST FACING REAR GARDEN - FREEHOLD.



Mains Electricity, Water & Sewage Connected to Mains Drains.

Broadband & Mobile Signal Coverage.

\*\*Prime Location: \*\* the property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

**WWW.MR-HOMES.CO.UK**

### **Entrance Hallway - 22' 11" x 5' 3" (6.98m x 1.60m)**

Enter Via New Composite Door, Brand New Laminate Flooring, Original Coving to Ceiling, Double Panel Radiator to Inset Wall, 2 Feature Arched Windows that Look Into Sitting Room, Understair Storage Area, Wall Mounted Cupboard Housing the Electricity Meter and the RCD Consumer Unit, Doors to Open-Plan Living/Sitting Room, Dining Room, Staircase to First Floor Split-Level Landings.

### **Open-Plan Living/Sitting Room - 23' 0" x 10' 7" (7.01m x 3.22m)**

Living Room has Vinyl Flooring, uPVC D/g Window to Front, Original Coving to Ceiling, Single Panel Radiator, Inset Shelving to 2 Recesses, Base Cupboard Housing The Gas Meter, Open-Plan to Sitting Room, Feature Stone Fireplace with Gas Living Flame Fire, Coving to Ceiling, Wooden Stable Door to Rear Lean-To.

### **Rear Lean-To - 5' 6" x 4' 1" (1.68m x 1.24m)**

Fitted Carpet, uPVC D/g Window to Rear, Power Points And Lighting.



### **Dining Room - 13' 2" x 9' 9" (4.01m x 2.97m)**

Brand New Quality Laminate Flooring, Exposed Brick Feature Wall, Living Flame Gas Fireplace, Single Panel Radiator, uPVC D/g Window to Side, Coving to Ceiling, Door to Kitchen.

### **Kitchen - 9' 10" x 9' 5" (2.99m x 2.87m)**

Brand New Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashback, 4 Ring Gas Hob with Extractor Hood Over, Electric Oven, Sink And Drainer with Chrome Mixer Tap Over, Double Panel Radiator, Plumbed for Washing Machine, Space for Under Counter Fridge And Freezer, Wall Mounted Extractor Fan, uPVC D/g Window to Rear, uPVC D/g Door to Rear Garden.

### **First Floor Landing - 7' 7" x 5' 4" (2.31m x 1.62m)**

Fitted Carpet to Split-Level Landing, Hatch to Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

### **Bedroom 1 - 16' 3" x 10' 10" (4.95m x 3.30m)**

Brand New Laminate Flooring, 2 x uPVC D/g Tilt & Turn Windows to Front, Double Panel Radiator, Coving To Ceiling.

### **Bedroom 2 - 12' 2" x 10' 7" (3.71m x 3.22m)**

Brand New Vinyl Flooring, uPVC D/g Window to Rear, Single Panel Radiator.

### **Bedroom 3 - 9' 10" x 6' 0" (2.99m x 1.83m)**

Brand New Vinyl Flooring, uPVC D/g Tilt & Turn Window to Rear, Single Panel Radiator, Cupboard Housing BAXI Duo Tech 28 ErP Combi-Boiler.

### **Family Bathroom - Re-Fitted & Modern - 7' 0" x 6' 10" (2.13m x 2.08m)**

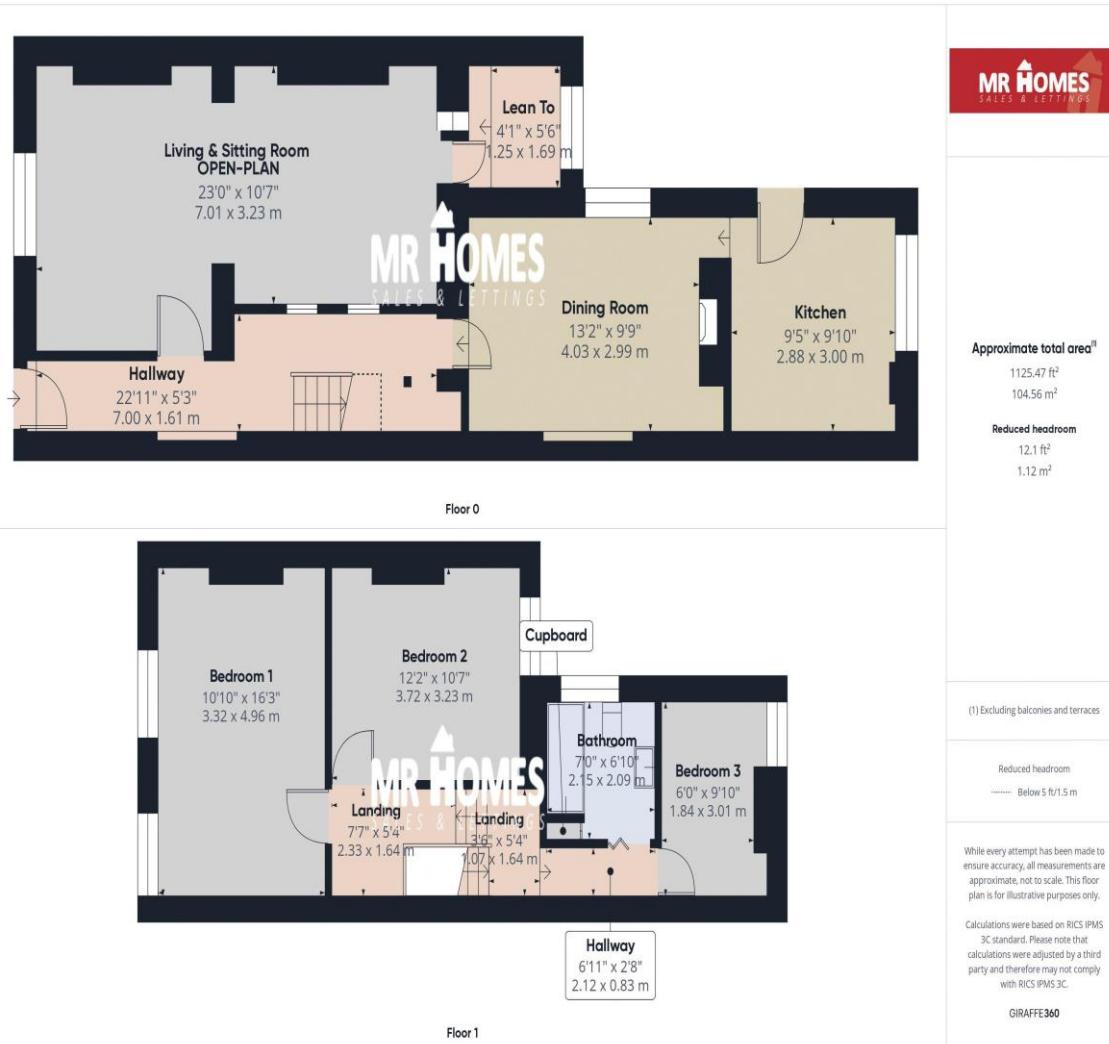
Brand New Vinyl Flooring, Panel Bath With Chrome Mixer Taps Over, Mixer Shower Over With Dual Rainfall and Handheld Shower Heads, Fitted Glass Shower Screens, Wash Hand Basin with Chrome Mixer Tap set in Vanity Cupboard, Close Coupled W.c., Double Panel Radiator, Walls are Panelled to Half Height and Panelled Around the Shower, uPVC Obscure D/g Window to Rear, Fitted Towel Cupboard.

### **Rear Garden- Enclosed**

Enclosed Rear Garden, Low Maintenance Patio with Laid Stone Chippings, Raised Flowerbeds with shrubs and Plants growing, Compass, South-East Facing.



**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.



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