

02920 204 555

Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff. CF5 5TD  
Email: SALES@mr-homes.co.uk

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

  
**MR HOMES**  
SALES & LETTINGS



Beech Road,  
Fairwater,  
Cardiff. CF5 3TX

Guide Price £260,000  
Freehold

# Beech Road, Fairwater, Cardiff. CF5 3TX.

- NO CHAIN - VERY WELL PRESENTED 3-BED SPACIOUS FAMILY HOME (3x DOUBLE BEDROOMS)
- OPEN-PLAN SITTING & DINING ROOMS
- MODERN RE-FITTED KITCHEN & UTILITY ROOM
- MODERN BATHROOM SUITE
- SOUTH-WEST FACING REAR GARDEN
- LARGE BRICK-PAVED DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- APPROVED PLANNING APPLICATION NO. 23/00710/SE - DATE: 28 March 2023
- TWO-STOREY SIDE EXTENSION CREATING 3rd RECEPTION ROOM, 4th BEDROOM & EN-SUITE BATHROOM
- FREEHOLD.



**NO CHAIN - A VERY WELL PRESENTED & SPACIOUS 3x DOUBLE BEDROOM END OF TERRACE FAMILY HOME with APPROVED PLANNING APPLICATION NO. 23/00710/SE - DATE: 28 March 2023 FOR A TWO-STOREY SIDE EXTENSION CREATING 3rd RECEPTION ROOM, 4th BEDROOM & EN-SUITE BATHROOM - OPEN-PLAN SITTING & DINING ROOM - RE-FITTED KITCHEN - UTILITY ROOM with PLUMBING STILL PRESENT FOR A W.C - RE-FITTED BATHROOM SUITE - LARGE 'BRICK-PAVED DRIVEWAY - SOUTH-WEST FACING REAR GARDEN - FREEHOLD.**

**MR HOMES** Offer **FOR SALE** with *No Onward Chain* this 3-Bedroom End-of-Terrace Spacious Family Home, the property has been tastefully modernised throughout and comprises in brief; Porch Entrance, Hallway, Sitting Room Open-Plan to the Dining Room, Re-Fitted Kitchen, Utility Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. To the Front is a Large 'Brick-Paved' Driveway which Holds Multiple Vehicles, The South-West Facing Rear Garden is Enclosed & Low-Maintenance with Raised Decking, To the Side is a Large & Enclosed Side Garden which has Planning Permission to Build a Two-Storey Extension. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Main Eco Compact Combi-Boiler (fitted 2 Years Approx.)

**EPC Rating = C.**

**Council Tax Band = C.**

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage., is close to schools and has excellent transport links.

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



### Porch Entrance

7' 0" x 1' 11" (2.13m x 0.58m)

### Hallway

9' 3" x 5' 3" (2.82m x 1.60m)

Real wood flooring, understair storage area, vertical modern bar radiator.

### Sitting Room

13' 6" x 11' 8" (4.11m x 3.55m)

Laminate flooring, uPVC D/g window to rear, electric feature fireplace, vertical modern bar radiator.

### Dining Room

12' 8" x 9' 7" (3.86m x 2.92m)

Laminate flooring, uPVC D/g window to front, vertical modern bar radiator.

### Kitchen - Re-Fitted & Modern

12' 2" x 10' 4" (3.71m x 3.15m)

Real wood flooring, matching wall & base units, with work surfaces over & matching splashbacks, sink & drainer with mixer tap, uPVC D/g windows to rear & side.

### Utility Room

5' 0" x 4' 11" (1.52m x 1.50m)

### 1st Floor Landing

9' 7" x 2' 9" (2.92m x 0.84m)

### Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m)

### Bedroom 2

13' 3" max x 10' 5" max (4.04m x 3.17m)

### Bedroom 3

11' 11" x 7' 9" (3.63m x 2.36m)

### Family Bathroom

10' 3" x 6' 4" (3.12m x 1.93m)

### Brick-Paved Driveway to Front - (Holds Multiple Vehicles)

### Rear Garden - Enclosed - SOUTH-WEST FACING

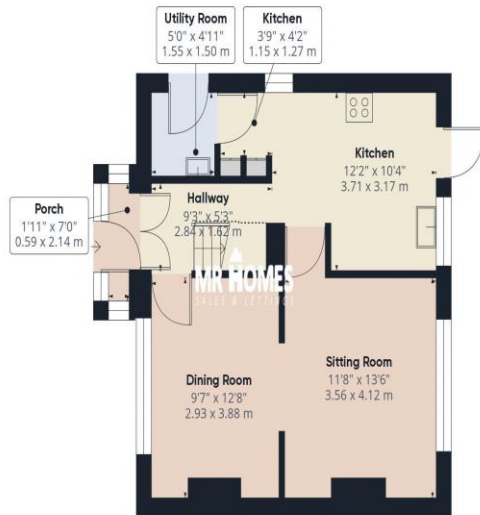
Raised Decking - Storage Shed with Power & Lighting

### Side Garden with Planning Permission

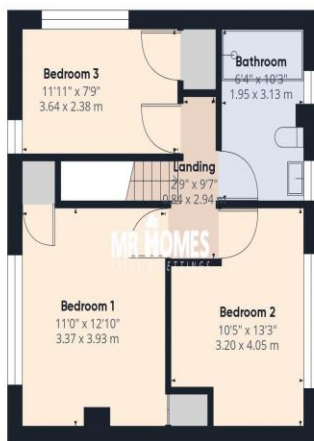
Planning Permission - Proposed Two Storey Side Extension - Creating a 4th Bedroom with En-Suite Bathroom & 3rd Reception Room.



**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.



Floor 0



Floor 1



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

984.57 ft<sup>2</sup>

91.47 m<sup>2</sup>

**Reduced headroom**

14.96 ft<sup>2</sup>

1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**CARDIFF & THE VALE**

Homes House,  
Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

**02920 204 555**