

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

  
**MR HOMES**  
SALES & LETTINGS



Tangmere Drive  
Radyr Way  
Cardiff CF5 2PQ

Guide Price £135,000 to £145,000  
Freehold

# Tangmere Drive Radyr Way, Cardiff, CF5 2PQ

## Overview

- NO CHAIN !!!
- MOVE STRAIGHT IN
- VERY WELL PRESENTED
- OPEN-PLAN
- INTEGRATED KITCHEN APPLIANCES
- OFF-ROAD PARKING
- LARGE CORNER ENCL GARDEN
- SIDE-ACCESS
- uPVC D/G & GAS C/H
- FREEHOLD



**NO CHAIN !!! - MOVE STRAIGHT IN - OPEN-PLAN LIVING - LARGE CORNER REAR & SIDE GARDENS - OFF-ROAD PARKING TO FRONT - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER –**

**MR HOMES** are pleased to Offer **FOR SALE** this 1 Bedroom End-of-Link Delightful Property comprising in brief; Entrance Porch, Spacious Lounge which is Open-Plan to the Kitchen/Diner with Integrated Appliances, Staircase to the 1st Floor Open Landing, Bedroom with an En-Suite Bathroom. An Attractive Flower Bed to Front and a Lockable Side Gate giving Access into the Large Corner Side & Rear Garden, which is Enclosed & Private. Off-Road Parking to Front. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Exclusive 24 Combi-Boiler(fitted 2018)

**EPC Rating = C.**  
**Council Tax Band = C.**

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

**FREE Mortgage Advice Available Upon Request, please ask for details...**



**Entrance Porch**

Tiled Floor - Sliding Door to Lounge - Fitted Cupboard housing Gas & Electric Meters.

**Lounge**

14' 4" x 12' 1" (4.37m x 3.68m)

Quality Laminate Flooring - Open-Plan to Kitchen/Diner - Staircase to Open Landing.

**Kitchen / Diner**

14' 4" x 9' 9" (4.37m x 2.97m)

Quality Laminate Flooring cont'd from Lounge - Matching Wall & Base Units with Integrated Appliances including; Fridge-Freezer, Dishwasher & Washing Machine. Free-Standing Electric Cooker with Double Oven & 4x Ring Ceramic Hob with Extractor Over - Fitted Cupboard housing Ideal Exclusive 24 Combi-Boiler-(fitted 2018) - uPVC D/g Door to Rear Garden. Large Open Serving Hatch to Lounge.

**Staircase to Open Landing**

Fitted Carpet to Staircase - Quality Laminate Flooring to Landing - Door to Fitted Cupboard with Double Sliding doors to Fitted Wardrobe.

**Bedroom**

11' 2" x 6' 2" (3.40m x 1.88m)

Quality Laminate Flooring - Open Balcony to Lounge - Door to En-Suite Bathroom - Hatch to Loft.

**En-Suite Bathroom**

6' 2" x 6' 0" (1.88m x 1.83m)

Vinyl Floor - Panel Bath with Mixer Shower Over & Shower Screen - Pedestal Wash Hand Basin with Shaver Point Over - Close-Coupled W.c.

**Front Garden Flower Bed**

Lockable Gate Access into Rear Garden.

**Rear & Side Garden - Large Corner Garden.**

Outside Light - Outside Tap.

**Off-Road Parking To Front.**

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**

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## **FAIRWATER**

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## **GRANGETOWN**

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS