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**MR HOMES**  
SALES & LETTINGS



Heol Yr Odyn  
Caerau, Cardiff  
CF5 5QX

Guide Price £250,000  
Freehold



# Heol Yr Odyn, Caerau, Cardiff, CF5 5QX

- NO CHAIN
- RECENTLY RENOVATED
- 3 BEDROOMS
- DRIVEWAY
- ENCLOSED REAR GARDEN
- 2 RECEPTION ROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - VACANT POSSESSION - RECENTLY RENOVATED INCLUDING NEW CARPETS - NEWLY GRAVELLED DRIVEWAY - 3 BEDROOMS - 2 RECEPTION ROOMS - CONSERVATORY - UTILITY ROOM - GUEST WC - LARGE ENCLOSED REAR GARDEN - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD

**MR HOMES** are delighted to be representing our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this impressive family home. It offers versatile living accommodation and 3 decent-sized bedrooms. The property is beautifully presented having been freshly redecorated internally, included new carpeting, and a full repaint externally. These improvements extend to a newly gravelled driveway to the front and brand-new fence panels enclosing the rear garden on all boundaries providing a private and secure space for you, your friends and family to take full advantage of the south-easterly aspect.

**Tenure: Freehold**

**EPC Rating: C**

**Council Tax Band: C**

**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.**

**FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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



### Outside Front

Driveway area laid to gravel, steps up to front door and gravelled area

### Entrance Hall

5' 11" MAX x 13' 0" MAX (1.80m x 3.96m)

Accessed via uPVC front door with obscured DG panels; tiled flooring; stairs rise to first floor

### Living Room

12' 10" x 9' 4" (3.91m x 2.84m)

Carpeted; radiator; decorative fireplace surround; uPVC DG window to front

### Dining Room

11' 5" x 13' 4" (3.48m x 4.06m)

Carpeted; radiator; stone clad decorative fireplace; uPVC sliding patio door providing access to Conservatory

### Conservatory

6' 3" x 9' 9" (1.90m x 2.97m)

uPVC Construction; laminate flooring; uPVC door provides access to Rear Garden

### Kitchen

9' 9" x 7' 6" (2.97m x 2.28m)

Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated Lamona 4-ring electric hob; integrated LOGIK electric fan-assisted oven; uPVC DG windows to front

### Utility Room

9' 9" x 6' 1" (2.97m x 1.85m)

Tiled flooring Main Combi Eco boiler; wall mounted cabinets; worktop with tiled splash back

### Guest WC

4' 2" x 2' 5" (1.27m x 0.74m)

Tiled flooring; WC; uPVC obscured DG window to front

### First Floor Landing

9' 2" MAX x 8' 5" MAX (2.79m x 2.56m)

Carpeted; storage cupboard; loft hatch; uPVC DG window to Front

### Bedroom 1

10' 8" x 12' 1" (3.25m x 3.68m)

Carpeted; radiator; uPVC DG window to rear

### Bedroom 2

10' 8" x 9' 9" (3.25m x 2.97m)

Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

### Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m)

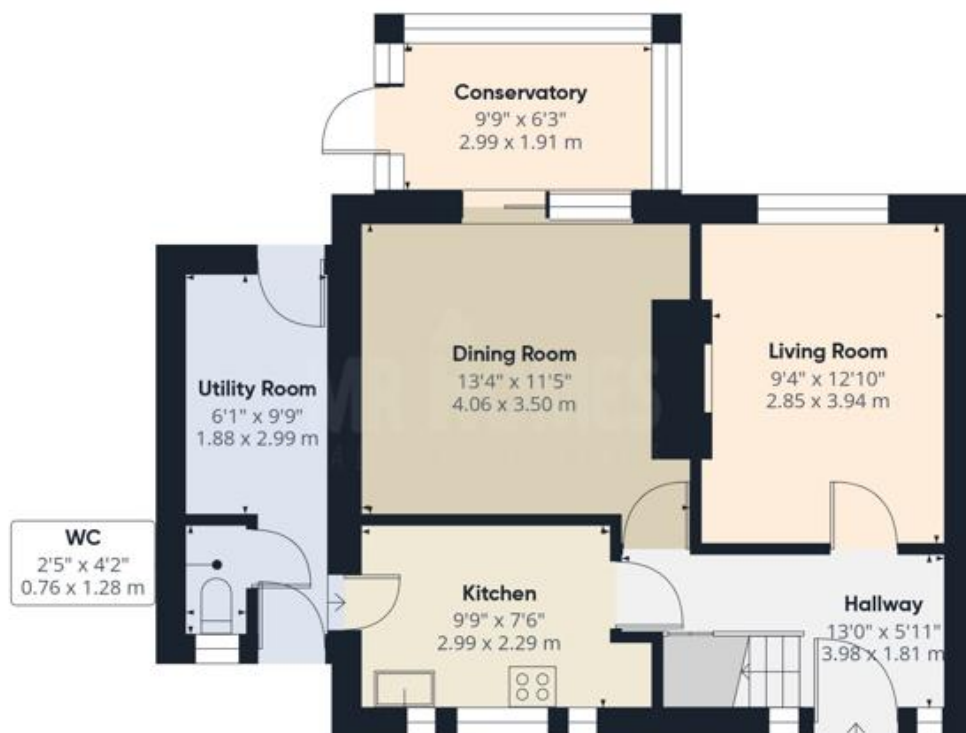
Carpeted; radiator; over stairs built-in cupboard; uPVC DG window to front

### Family Bathroom

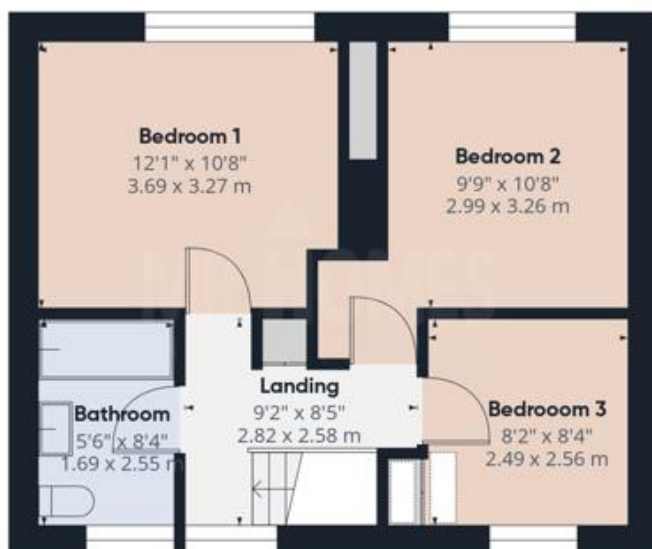
8' 4" x 5' 6" (2.54m x 1.68m)

Tiled flooring; fully tiled walls; pedestal Wash hand basin with mixer tap; WC; panelled bath with separate taps and mains powered shower over; radiator; uPVC obscured DG window to front





Floor 0



Floor 1

Approximate total area: 990 ft<sup>2</sup> / 92.1 m<sup>2</sup>

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

**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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