

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



Seager Drive,  
Windsor Quay  
Cardiff Bay, CF11 7FD

Guide Price £325,000  
Freehold



# Seager Drive, Cardiff Bay, Cardiff. CF11 7FD.

- A MODERN 3-BED TOWN-HOUSE
- VERY WELL PRESENTED THROUGHOUT
- SOUTH-WEST FACING ATTRACTIVE REAR GARDEN
- VERY SPACIOUS LIVING & DINING ROOM
- OPEN-PLAN KITCHEN & SITTING ROOM
- UTILITY/SUNROOM
- MASTER BEDROOM with EN-SUITE
- LARGE GROUND FLOOR BEDROOM
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- PRIVATE DRIVEWAY



\*\*\* Guide Price: £325,000 \*\*\*

A VERY WELL PRESENTED 3-BED TOWN-HOUSE  
YOU CAN MOVE STRAIGHT  
ATTRACTIVE 'SOUTH-WEST FACING' REAR GARDEN  
OPEN-PLAN MODERN LIVING

OPEN-PLAN SITTING ROOM & KITCHEN - UTILITY/SUNROOM - GROUND FLOOR  
SHOWER ROOM - KITCHEN/BREAKFAST ROOM - VERY SPACIOUS LIVING &  
DINING ROOM with REAR FACING JULIET BALCONY - MASTER BEDROOM with  
EN-SUITE

BEDROOM 3 PLUS A FAMILY BATHROOM SUITE  
PRIVATE DRIVEWAY TO FRONT  
FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** on the Open-Market, this Very Well Presented 3-Bedroom Town-House arranged over 3 Floors, and comprising in brief; Entrance Hallway, Mid-Hallway, Ground Floor Large Bedroom 2 with Fitted Wardrobes, Ground Floor Shower Room, OPEN-PLAN Kitchen & Sitting Room, Utility/Sunroom, Staircase to the First Floor Landing, Kitchen/Breakfast Room, Very Spacious Living & Dining Room with Rear Facing Juliet Balcony, Staircase to the Second Floor Landing, Master Bedroom with Fitted Wardrobes & an En-Suite, Bedroom 3 & a Family Bathroom. The Attractive & Enclosed Rear Garden is South-West Facing. uPVC Double Glazing Windows & Gas Central Heating.

360 VR Tour Link > <https://tour.giraffe360.com/seagerdrive23ap>

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

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



**Outside Front & Private Driveway** - Laid to Lawn with Mature Hedge, Access into Rear Garden via uPVC Door.

**GROUND FLOOR - Entrance Hallway** - 6' 3" x 6' 0" (1.90m x 1.83m) Entered via uPVC Door, Vinyl Flooring, Door to Understair Storage Cupboard, Stairs to First Floor Landing, Door to Mid Hallway.

**Mid Hallway** - 6' 0" x 3' 0" (1.83m x 0.91m) Door to Ground Floor Bedroom.

**Ground Floor Bedroom** - 15' 4" x 7' 10" (4.67m x 2.39m) Large Ground Floor Bedroom, Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Floor to Ceiling Fitted Wardrobes, Plastered Walls and Plastered Ceiling.

**Ground Floor Shower Room** - 6' 0" x 5' 10" (1.83m x 1.78m) Shower Cubicle with Electric Shower, Close Coupled W.c., Wash Hand Basin with Hot and Cold Taps Over Set in Vanity Cupboard, Double Panel Radiator, uPVC Obscure D/g Window to Side, Tiled Walls, Textured Ceiling, Electric Extractor Fan to Wall/Ceiling.

**Ground Floor Kitchen & Sitting Room OPEN-PLAN** - 18' 2" x 11' 5" (5.53m x 3.48m) Open-Plan to Sitting Room, Laminate Flooring, Matching Wall And Base Units, Roll Top Work Surfaces Over with Matching Upstands, Tiled Splashbacks, 5 Ring Gas Hob with Extractor Hood Over, Logik Electric Fan Oven, Integrated Fridge/Freezer, Integrated Dishwasher, Vertical 6 Bar Modern Radiator, uPVC D/g Door to Rear Garden, Coving to Ceiling, Inset Spotlights to Ceiling, Plastered Walls And Ceiling, Wall Mounted Ideal Logic Heat 18 Condensing Central Heating Boiler,

**Ground Floor Sitting Area** - Fitted Carpet, Plastered Walls and Textured Ceiling, Double Doors open to Rear Utility Room/Sunroom.

**Ground Floor Utility Room/Sunroom** - 9' 10" x 3' 10" (2.99m x 1.17m) Plumbed for Washing Machine, Space for Tumble Dryer, uPVC D/g Windows to Rear and Sides, Double Patio Doors to Rear Garden.

**FIRST FLOOR - First Floor Landing** - 6' 2" x 3' 7" (1.88m x 1.09m)

Fitted Carpet, uPVC D/g Window to Front. Doors to Main Lounge/Diner and Kitchen/Breakfast Room.

**First Floor Living & Dining Room** - 18' 2" x 17' 9" (5.53m x 5.41m) Fitted Carpet, 2 x uPVC Windows to Side, 1 x uPVC Window to Rear, French Doors Over Juliet Balcony to Rear, 2 x Single Panel Radiators, Electric Feature Fireplace.

**First Floor Kitchen/Breakfast Room** - 13' 8" x 8' 2" (4.16m x 2.49m)

Laminate Flooring, Matching Wall and Base Units, Wash Hand Basin with Roll Top Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink with Quarter Bowl and Drainer and Mixer Tap Over, 4 Ring Gas Hob with Extractor Hood Over, Zanussi Electric Oven, Breakfast Bar, Single Panel Radiator, uPVC D/g Window to Front, Plumbed for Washing Machine.

**SECOND FLOOR - Second Floor Landing** - 12' 9" x 3' 1" (3.88m x 0.94m) Fitted Carpet, Doors to Master Bedroom, Bedroom 2 and Family Bathroom and Airing Cupboard Housing Hot Water Tank, uPVC D/g Window to Front.

**Master Bedroom** - 12' 10" x 11' 3" (3.91m x 3.43m) Fitted Carpet, 2 x uPVC D/g Windows to Front, Single Panel Radiator, Floor to Ceiling Fitted Wardrobes, Plastered Walls and Textured Ceiling, Hatch to Loft, Recess with a Hanging Rail and Fixed Shelving, Door to En-Suite.

**En-Suite** - 8' 6" x 3' 0" (2.59m x 0.91m) Laminate Floor, Shower Cubicle with Electric Shower, Close Coupled W.c., Pedestal Wash Hand Basin with Hot & Cold Taps Over, uPVC Obscure D/g Window to Side, Single Panel Radiator, Walls Tiled Around the W.c., Wash Hand Basin, Walls Paneled Around Shower Cubicle, Inset Spotlighting to Ceiling, Electric Extractor Fan to Ceiling, Wall Mounted Shaver Point over Wash Hand Basin.

**Bedroom 2** - 12' 4" x 8' 3" (3.76m x 2.51m) Fitted Carpet, uPVC D/g Windows to Front, Single Panel Radiator, Plastered Walls and Textured Ceiling.

**Family Bathroom** - 6' 4" x 5' 6" (1.93m x 1.68m) Laminate Floor, Panel Bath with Hot & Cold Taps Over, Mixer Shower Over with Dual Rainfall and Handheld Shower Heads, Pedestal Wash Hand Basin, Close Coupled W.c., Single Panel Radiator, uPVC Obscure D/g Window to Side, Inset Spotlighting to Ceiling, Electric Extractor Fan to Ceiling.

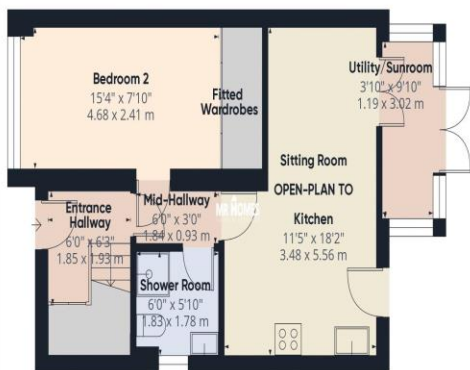
**Rear Garden - SOUTH-WEST FACING**

Enclosed By Large Brick Walls and Feather Edge Fencing, South-West Facing, Half Patio Sun Terrace, Natural Stone Non-Slip Patio, Attractive Shrubs, Plants, Trees and Palm Trees, Edged With Laid Stones/Chippings, Wooden Panel Storage Shed to Rear, Outside Lighting, Outside Tap, uPVC Door to Side.

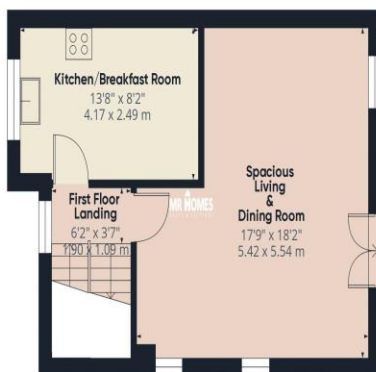




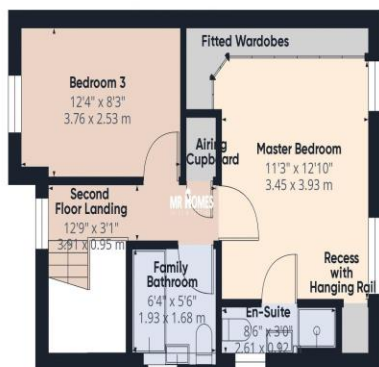
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Ground Floor



Floor 1



Floor 2

**MR HOMES**  
SALES & LETTINGS

Approximate total area<sup>(1)</sup>  
1287.03 ft<sup>2</sup>  
119.57 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## CARDIFF & THE VALE

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

**02920 204 555**

**MR HOMES**  
SALES & LETTINGS

To submit your offer, please visit:  
[www.mr-homes.co.uk/make-an-offer](http://www.mr-homes.co.uk/make-an-offer)