

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



Amroth Road,
Caerau, Cardiff
CF5 5DR

Guide Price £190,000 to £200,000
Freehold

Amroth Road Caerau, Cardiff, CF5 5DR

Overview

- GUIDE PRICE: £190,000 to £200,000
- 3-BED END LINK
- GREATLY EXTENDED
- 23.6 ft DOUBLE GARAGE/WORKSHOP
- OFF-ROAD PARKING
- ENCLOSED GARDENS
- 3 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM & W.C
- GAS C/H with COMBI-BOILER
- FREEHOLD



3-BED END-OF-LINK - GREATLY EXTENDED PROPERTY - 23.6ft DOUBLE GARAGE/WORKSHOP - 3 RECEPTION ROOMS - DOWNSTAIRS SHOWER ROOM & W.C & BATHROOM TO 1st FLOOR - ENCLOSED GARDENS & OFF-ROAD PARKING – FREEHOLD

MR HOMES Offer **FOR SALE** this 3-Bedroom End-of-Link and Greatly EXTENDED Family Home, in need of Redecoration Throughout, this will be a Lovely Family Home and briefly comprises; Porch Entrance, Hallway, Lounge, Mid-Lobby, Sitting Room, Kitchen, Rear Lobby, Downstairs Shower Room, Side Annexe/Extension, Staircase to 1st Floor Landing, Bedrooms 1, 2, 3, Bathroom, Staircase to the Loft Conversion. The Front & Rear Gardens are both Enclosed. Gated Off-Road Parking. There is a Large Double Garage/Workshop across the Width of the Rear Garden. There is a Mixture of uPVC D/g & Wooden Frame D/g & S/g Windows. Gas Central Heating powered by an IDEAL LOGIC 30 Combi-Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = B.

WWW.MR-HOMES.CO.UK

**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Porch Entrance - 7' 0" x 4' 8" (2.13m x 1.42m)

Entered via uPVC Door - Tiled Flooring - 2x uPVC D/g Windows to Front & Side - Door to Hallway.

Hallway - Tiled Flooring cont'd - Double Panel Radiator - Wall Cupboard housing Electric RCD Consumer Unit - Door to Lounge & Stairs to 1st Floor Landing.

Lounge - 12' 5" x 10' 11" (3.78m x 3.32m) - uPVC D/g Window to Front - Single Panel Radiator - Archway to Mid-Lobby.

Mid Lobby - 8' 11" x 6' 4" (2.72m x 1.93m) - Doors to Sitting Room & a Stable Door to Kitchen.

Sitting Room / 2nd Reception Room - 8' 11" x 8' 10" (2.72m x 2.69m)

uPVC D/g Window to Side - Fireplace - Single Radiator - Door to Understair Storage Cupboard.

Kitchen - 12' 2" x 9' 3" (3.71m x 2.82m) - Tiled Flooring - Matching 'Real Wood' Wall & Base Units - with Tile Work Surfaces Over - Sink, Quarter Bowl & Drainer with Mixer Tap - D/g Window to Rear - Space for Free Standing Gas Cooker - Door to Rear Lobby - Stable Door to Rear Garden.

Rear Lobby - 5' 6" x 5' 6" (1.68m x 1.68m) - Tiled Flooring cont'd - Wall Mounted IDEAL LOGIC 30 Combi-Boiler - Door to Shower Room & Side Annexe.

Shower Room & W.c - 5' 8" x 5' 7" (1.73m x 1.70m) - Tiled Flooring - Mixer Shower Over Open Cubicle - Close-Coupled W.c - Pedestal Wash Hand Basin - Obscured D/g Window to Rear - Obscure Window to Side Annexe.

Side Extension/ Annexe - 12' 0" x 7' 7" (3.65m x 2.31m) - Mix of Tiled & Carpet Flooring - Plumbed for Washing Machine - Single Panel Radiator - Pitched Roof - uPVC Obscured D/g Door to Front - uPVC Obscured D/g Window to Front - uPVC D/g Patio Sliding Door to Rear Garden.

Landing - S-Shaped - Doors to Bedrooms 1, 2, 3, Bathroom, Staircase to 2nd Floor - uPVC D/g Window to Front & a Window to the Side.

Bedroom 1 - Dormer Extension - 15' 3" x 8' 9" (4.64m x 2.66m) - Real Wood Flooring - D/g Window to Rear - Single Panel Radiator - Feature Beams.

Bedroom 2 - 10' 0" x 9' 7" (3.05m x 2.92m) - uPVC D/g Window to Front - Single Panel Radiator.

Bedroom 3 - 8' 1" x 5' 11" (2.46m x 1.80m) - uPVC Obscured D/g Window to Side - Single Panel Radiator.

Bathroom - 9' 11" x 5' 6" max (3.02m x 1.68m) - Panel Bath with Mixer Tap - Pedestal Wash Hand Basin - W.c not Fitted but Present - Velux D/g Skylight - Single Panel Radiator.

Loft Room / Conversion - NB: Head Height Restricted Due to Sloping Roof

16' 0" max x 15' 10" max (4.87m x 4.82m)

Staircase to: 2nd Floor - Double Panel Radiator at the Base of the Staircase - Hexagon Window to Front - Velux D/g Window to Rear.

En-Suite - Unfinished - NB: Head Height Restricted Due to Sloping Roof

6' 2" x 4' 6" (1.88m x 1.37m)

Plumbing Present for W.c.

Front Garden - Patio Enclosed by Mature Bushes.

Large Driveway - Gated

Rear Garden - Low-Maintenance & Enclosed.

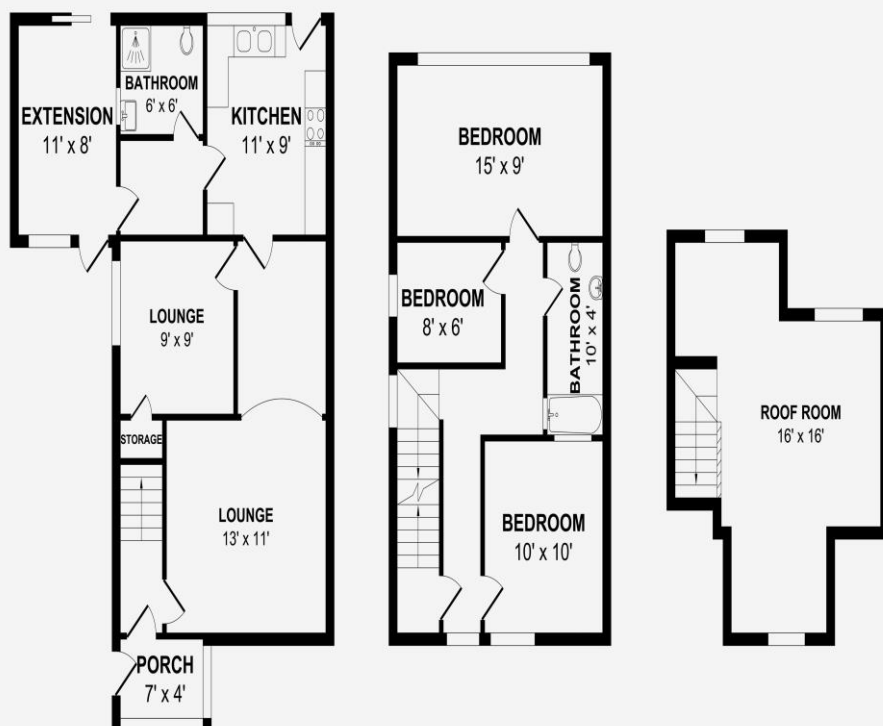
Large Brick Pizza Oven - Outside Tap - Outside Lighting.

Double Garage/ Large Workshop - with Electric Roller Shutter Door & Electric RCD Consumer Unit - 23' 6" x 14' 6" (7.16m x 4.42m)

Power Points & Lighting - 2x Windows 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.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

CARDIFF WEST

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