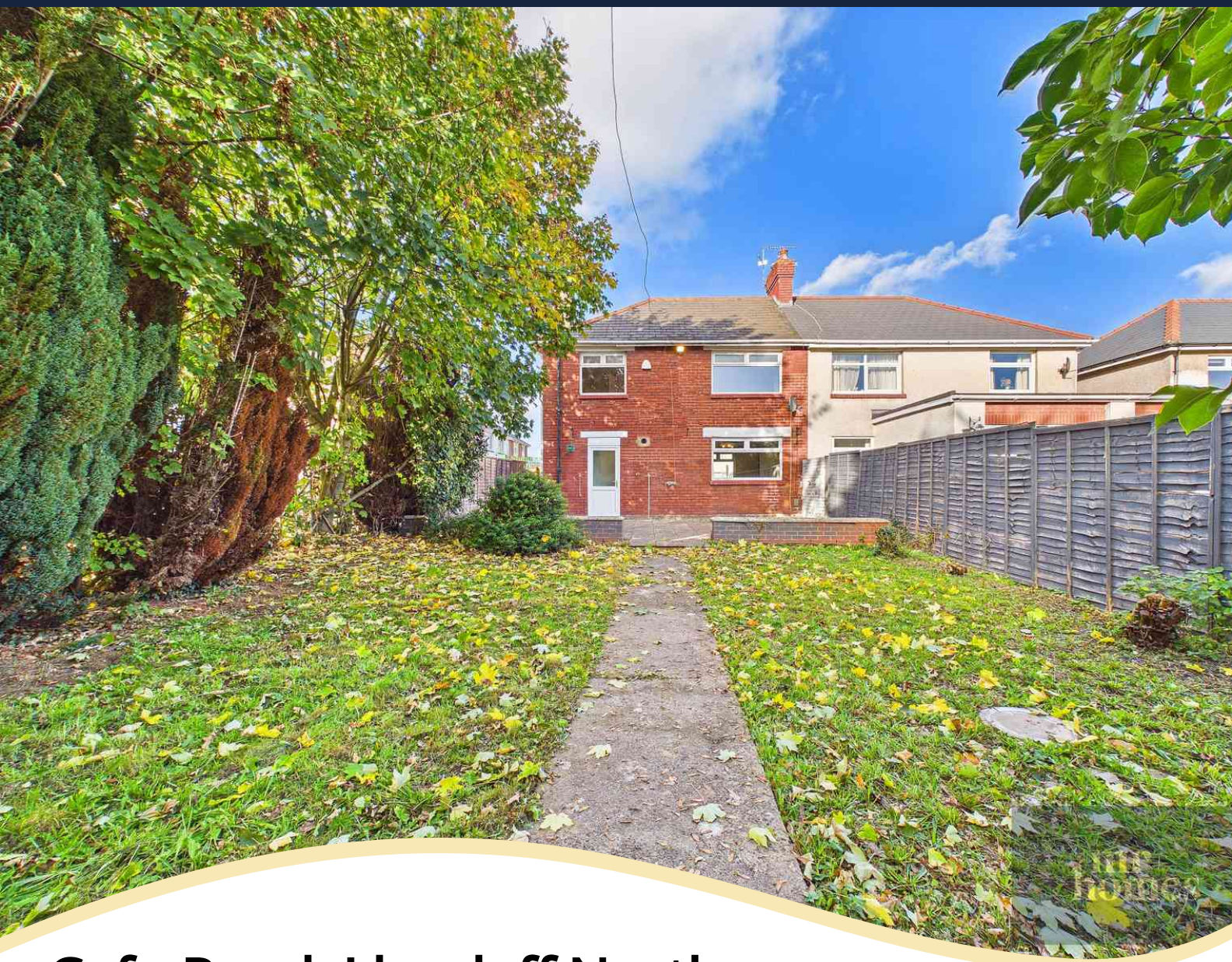
FOR SALE

Guide Price £275,000 to £285,000 Freehold



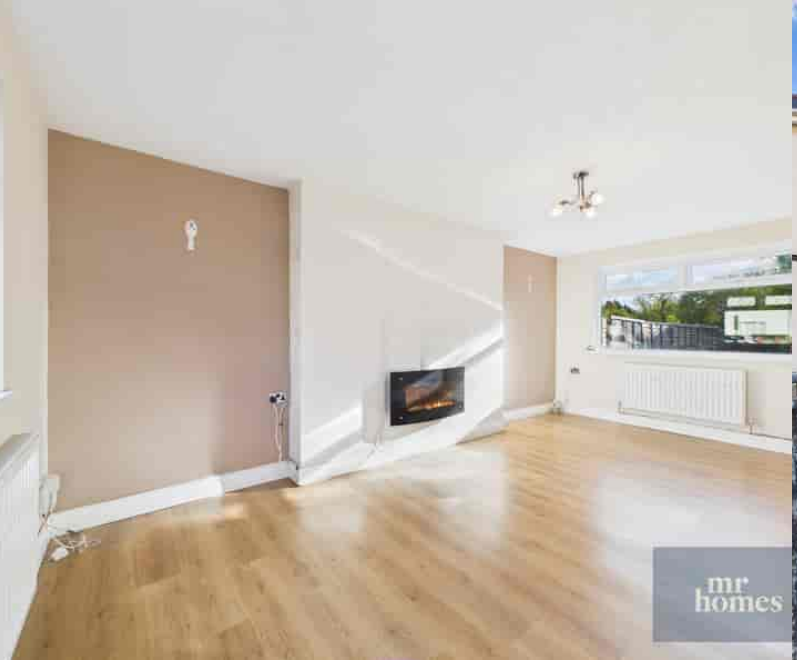
Cefn Road, Llandaff North, Cardiff. CF14 3HS

- *** NO CHAIN!!! ***
- GUIDE PRICE £275,000 to £285,000
- A SPACIOUS 3-BED SEMI-DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION IN LLANDAFF NORTH
- SPACIOUS 19ft LOUNGE/SITTING ROOM
- KITCHEN & PANTRY/STORAGE CUPBOARD
- DOWNSTAIRS W.C
- UPSTAIRS FAMILY BATHROOM SUITE
- SOUTH-WEST FACING VERY LARGE SUNNY REAR GARDEN
- PRIVATE & GATED DOUBLE DRIVEWAY TO FRONT
- CLOSE TO HEATH HOSPITAL & BIRCHGROVE VILLAGE
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES, PARKS & ALSO HAS EXCELLENT TRANSPORT LINKS
- EXCELLENT TRANSPORT LINKS
- uPVC D/G WINDOWS & GAS C/H (Powered by a Worcester Greenstar 30 ErP Condensing Combi-Boiler)
- EARLY VIEWING VERY HIGHLY RECOMMENDED SO YOU DON'T MISS OUT
- FREE MORTGAGE ADVICE AVAILABLE
- CALL US ON 02920 204 555 - WWW.MR-HOMES.CO.UK

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Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

* NO CHAIN!!! * Guide Price £275,000 to £285,000 * MR HOMES are pleased to Offer FOR SALE this Spacious 3-Bedroom Semi-Detached Family Home located in a quiet cul-de-sac in desirable Llandaff North, offering an excellent opportunity for 1st Time Buyers, a Growing Family or Investors. This charming property features a large 19ft lounge, a good size kitchen with an additional pantry/storage cupboard, and a convenient downstairs W.c. The South-West facing Rear Garden is Exceptionally Large and Sunny, Perfect for Outdoor Entertaining and Family Activities. Additional highlights include a Private Gated Double Driveway, uPVC Double Glazing, and Gas Central Heating Powered by a Modern Worcester Greenstar Combi-Boiler. Ideally positioned close to Heath Hospital, Birchgrove Village, local schools, shops, parks, and a range of amenities, with excellent transport links enhancing accessibility. The upstairs bathroom offers a family-friendly suite, making this home perfectly suited to growing families. Early Viewing is Highly Recommended to Avoid Missing Out. Free Mortgage Advice Available. Call Us Today On 02920 204 555 or visit WWW.MR-HOMES.CO.UK for more information.





ROOM DESCRIPTIONS

Entrance Hallway
6' 0" x 5' 11" (1.83m x 1.80m)

Understair Storage Cupboard
6' 1" x 5' 11" (1.85m x 1.80m) NB: Headroom Restricted due to Staircase

Living/Sitting Room
19' 1" x 10' 10" (5.82m x 3.30m)

Kitchen
12' 4" x 7' 5" (3.76m x 2.26m)

Rear Lobby
4' 11" x 3' 1" (1.50m x 0.94m)

Downstairs W.c
4' 11" x 2' 11" (1.50m x 0.89m)

Pantry/Storage Cupboard
5' 0" x 3' 6" (1.52m x 1.07m) NB: Houses the Worcester Greenstar 30i ErP Condensing Combi-Boiler.

Staircase to L-Shaped First Floor Landing
Hatch to Insulated Loft

Bedroom 1
14' 10" x 10' 0" (4.52m x 3.05m)

Bedroom 2
12' 9" max x 8' 6" (3.89m max x 2.59m)

Bedroom 3
8' 10" x 8' 10" (2.69m x 2.69m)

Family Bathroom Suite
5' 10" x 5' 8" (1.78m x 1.73m)

Outside Front (Low-Maintenance)
Lockable Side Gate access into Large Rear Garden

Private & Gated Double Driveway

SOUTH-WEST FACING - Very Large & Enclosed Rear Sunny Garden
Large Patio to Laid Lawn with Concrete Pathway through the Centre. Bricked Up Planter/Flower Beds Separate the Patio & Lawn. A Range of Plants, Shrubs & Bushes to Border with Mature Trees and Evergreen Trees to the Rear of this Large Sunny Garden.





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: Driveway. Gated. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

EPC Rating: D (64)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Floor Area

836 ft 2 / 77.6 m 2

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 8 Mbps - Superfast 71 Mbps - Ultrafast 1800 Mbps

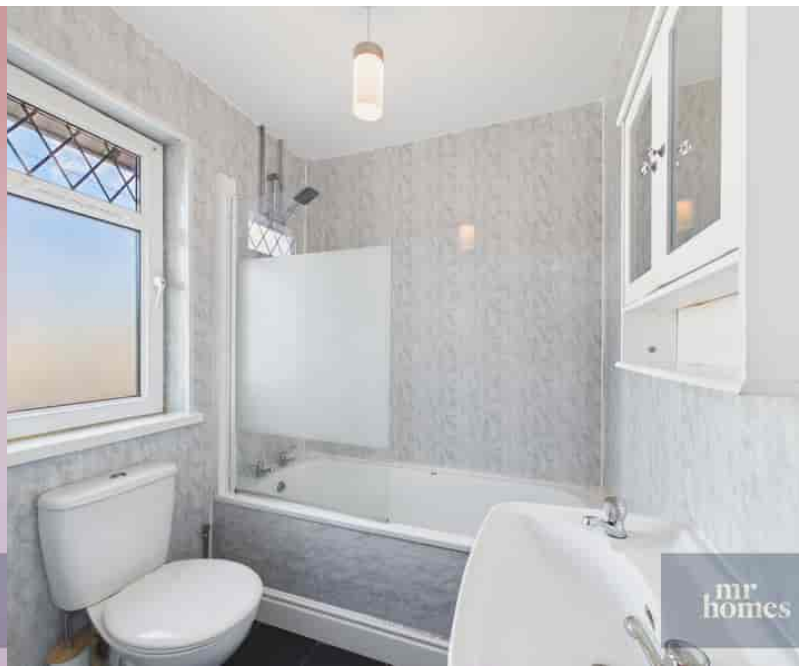
Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type
Standard Brick Cavity Wall Construction

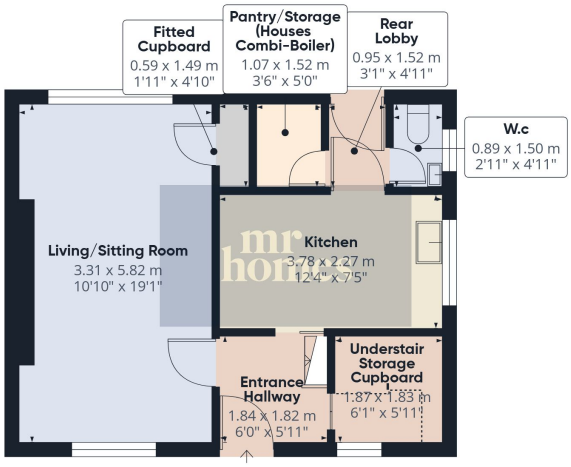
Existing Planning Permission
N/a

Coalfield or Mining
N/a

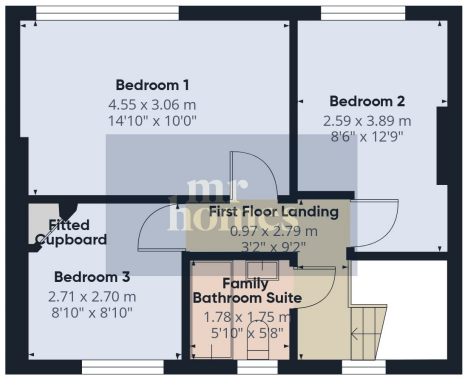




FLOORPLAN & EPC



Ground Floor



1st Floor

Approximate total area(1)

77.6 m²

836 ft²

Reduced headroom

2 m²

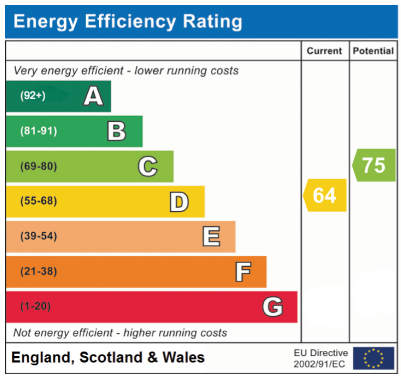
21 ft²

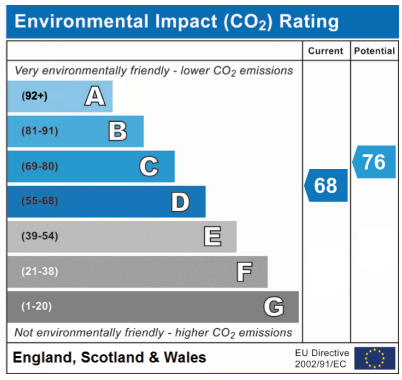
(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

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

GIRAFFE360





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