

FOR SALE

Offers in Region of £265,000 Freehold



Clarke Street, Cardiff. CF5 5AL

- Three Bedrooms
- Ideal For First Time Buyers
- Large Southeast-facing Rear Garden
- Kitchen with dining area
- Modern
- Gas Central Heating
- Open Plan Living
- Freehold
- UPVC D/G WINDOWS
- Close to local facilities



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PROPERTY DESCRIPTION

This modern three-bedroom, freehold house is ideal for first-time buyers seeking a comfortable and stylish home. Boasting an inviting open plan living area, the property features a spacious kitchen with a dining area, perfect for family meals and entertaining guests. The southeast-facing rear garden provides a bright and private outdoor space to unwind or enjoy gardening. Further benefits include gas central heating and UPVC double-glazed windows, ensuring warmth and energy efficiency throughout the year. This home combines contemporary design with practical features, making it a superb opportunity to settle into a welcoming and well-connected community.

Situated close to local facilities, this property offers easy access to a variety of shops, schools, and reliable transport links, making daily life convenient and hassle-free. The surrounding area is known for its friendly atmosphere and community spirit, ideal for first-time buyers or young families looking to build roots in a thriving neighbourhood.

Inside, the open plan reception room offers a flexible and bright living space, perfect for relaxing or entertaining. The kitchen with integrated dining area creates a sociable hub for cooking and sharing meals. Upstairs, you will find three well-proportioned bedrooms, providing ample space for family, guests, or a home office. The modern bathroom completes the accommodation, featuring contemporary fittings and a clean design. The southeast-facing garden at the rear benefits from plenty of natural light, offering a peaceful retreat for outdoor activities.



ROOM DESCRIPTIONS

Entrance Hallway

5' 6" x 5' 8" (1.68m x 1.73m)

Living Room

11' 2" x 17' 1" (3.40m x 5.21m)

Kitchen/ Diner

11' 10" x 19' 11" (3.61m x 6.07m)

Utility Room

5' 2" x 2' 6" (1.57m x 0.76m)

Bedroom 1

11' 4" x 11' 9" (3.45m x 3.58m)

Bedroom 2

11' 1" x 10' 1" (3.38m x 3.07m)

Bedroom 3

9' 7" x 7' 8" (2.92m x 2.34m)

W.C

6' 4" x 2' 5" (1.93m x 0.74m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

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?

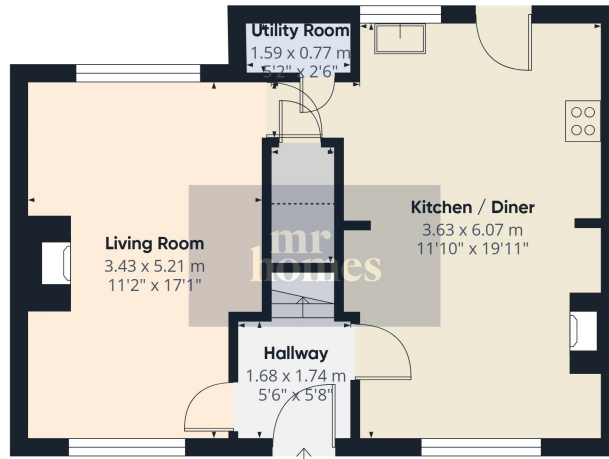
No

Any easements, servitudes, or wayleaves? No

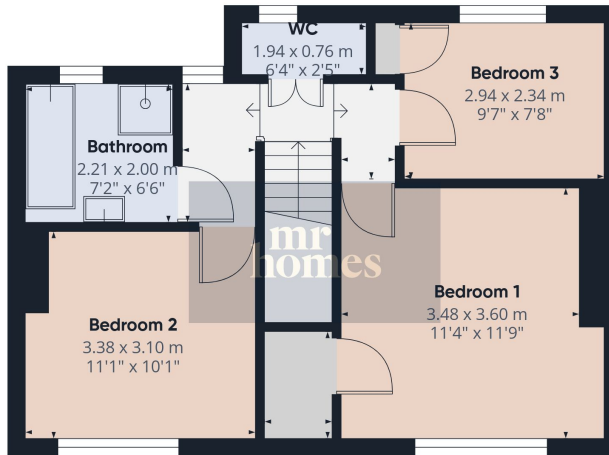
The existence of any public or private right of way? No



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m

89 m²
957 ft²

Reduced headroom

0.9 m²
9 ft²

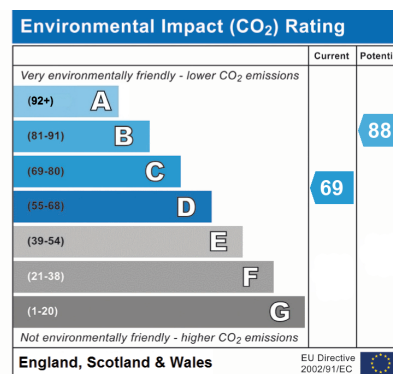
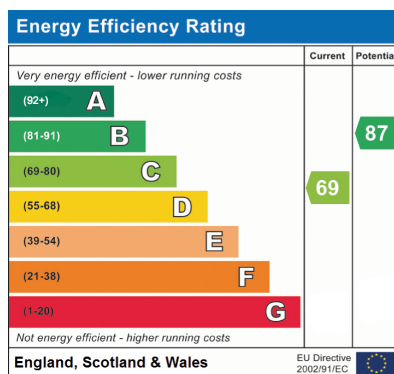
(1) Excluding balconies and terraces

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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