

FOR SALE

Offers Over £170,000 Freehold



Cwrt Yr Ala Road, Caerau, Cardiff. CF5 5QR

- A VERY WELL PRESENTED 1-BED PROPERTY
- A MODERN & RE-FITTED KITCHEN with INTEGRATED FRIDGE & FREEZER
- OPEN-PLAN MODERN LIVING with VAULTED ROOF/CEILING
- A BEAUTIFULLY STYLISH BATHROOM SUITE
- SPACIOUS DOUBLE BEDROOM with BALCONY OVERLOOKING LIVING/DINING AREA
- NEWLY INSTALLED BAXI 200 COMBI-BOILER
- PRIVATE 'BRICK-PAVED' LARGE DRIVEWAY
- PATIO/TERRACE TO FRONT
- LANDSCAPED ENCLOSED REAR GARDEN - (TIERED)
- FREEHOLD
- EXCELLENT TRANSPORT LINKS
- DESIRABLE LOCATION



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PROPERTY DESCRIPTION

*** OFFERS OVER £170,000 *** Discover this Immaculately Presented 1-Bedroom Freehold Terraced House located in a Highly Desirable Area with Excellent Transport Links. This stylish home features a modern, re-fitted kitchen complete with integrated fridge and freezer, perfect for contemporary living. The open-plan reception room boasts a vaulted roof, creating a spacious and airy atmosphere, while a newly installed Baxi 200 combi-boiler ensures efficient heating throughout. Enjoy relaxing in the spacious double bedroom, which impressively includes a balcony overlooking the living and dining area. Step outside to the landscaped, tiered enclosed rear garden—ideal for outdoor entertaining or quiet moments—plus a private large brick-paved driveway and a charming patio/terrace to the front. This property offers a wonderful blend of comfort, style, and convenience, making it an excellent choice for first-time buyers or those seeking a low-maintenance and beautifully maintained home. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

OPEN-PLAN KITCHEN / LIVING & DINING ROOM with VAULTED CEILING/ROOF 22' 6" x 13' 6" (6.86m x 4.11m)

Beautifully Presented & Open-Plan Kitchen to Spacious Living/Dining Area - Re-Fitted & Modern Kitchen with Real Wooden Worktops and Matching Upstands. Herringbone Style LVT Flooring. Plumbed for Washing Machine. Integrated Undercounter Fridge & Freezer, Integrated Dishwasher, Integrated 4-Ring Ceramic Hob & Electric Oven Under - Belfast Sink with Mixer Tap Over. Single Panel Radiator, uPVC D/g Window to Front, Walls with Feature Panelling up to Waist Height. Open-Plan to Spacious Living Room/Diner with Vaulted Ceiling/Roof. Double Panel Radiator, uPVC D/g Window & French Patio Door Open to the Attractive Landscaped Rear Garden. Staircase to 1st Floor Landing.

NB: Newly Fitted BAXI 200 Combi-Boiler housed in Wall Unit.

Staircase to the First Floor Landing

Stripped Staircase to Landing with Stripped Floorboards, Open-Plan Balcony Overlooking the Living/Dining Area, Sliding Door to the Re-Fitted & Modern Bathroom Suite. Opens to the Double Bedroom.

Double Bedroom 13' 6" x 13' 2" (4.11m x 4.01m)

Stripped Floorboards, uPVC D/g Window to Front, Radiator, Open-Plan Balcony Overlooking the Living/Dining Area.

STYLISH BATHROOM SUITE - RE-FITTED 10' 1" x 4' 9" (3.07m x 1.45m)

A 3-Piece Stylish Bathroom Suite, including Clawfoot Bath with Thermostatic Mixer Shower Over, Dual Rainfall and Handheld Shower Heads, Glass Shower Screen, Hand Wash Basin with Mixer Tap Over, Close-Coupled W.c, uPVC Obscured D/g Window to Front, Column Bar Radiator with Heated Towel Rail, Walls with Feature Panelling to half-Height, Inset Spotlights to Ceiling and a Hatch accessing the Insulated Loft.

Outside Front Brick-Paved Patio/Terrace

Private 'Brick-Paved' Large Driveway to Front
Landscaped Tiered Rear Garden - Enclosed
Patio with Steps up to Laid Lawn Tiers. All Enclosed and Backing onto Woodland.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. 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: Not suitable for wheelchair users.

EPC Rating: D (57)

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

Building Safety

n/a

Mobile Signal

Conservation Area: No

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

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 15 Mbps - Superfast 66 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type

STANDARD CAVITY WALL BRICK CONSTRUCTION

Existing Planning Permission

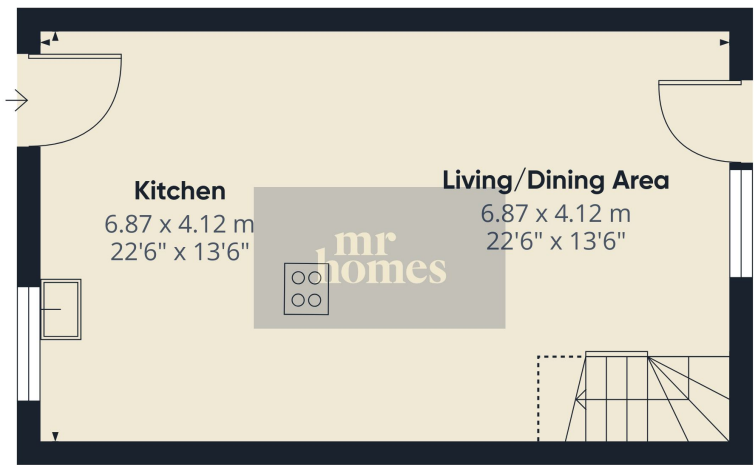
n/a

Coalfield or Mining

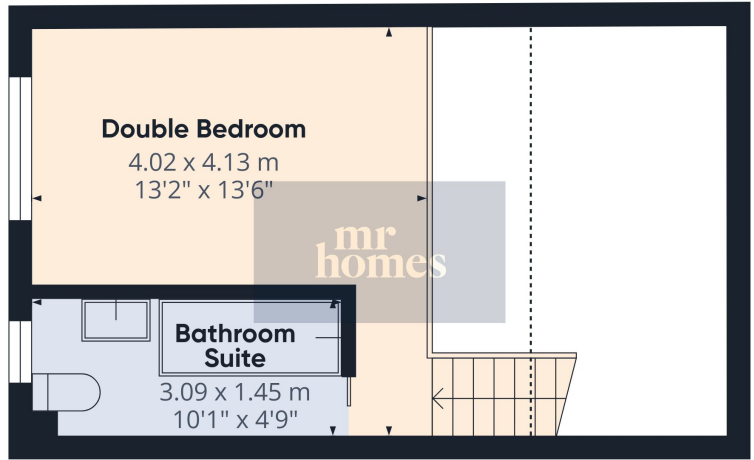
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FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
44.9 m²
483 ft²

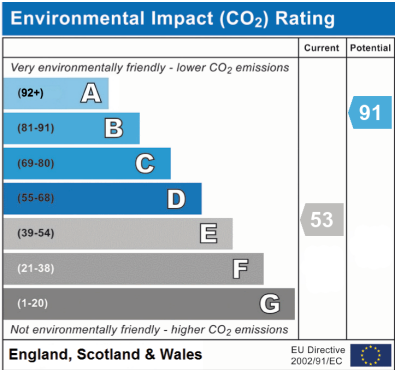
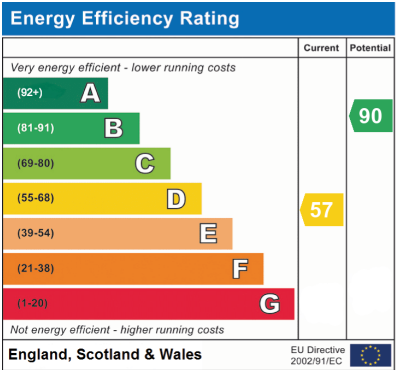
Reduced headroom
0.9 m²
9 ft²

(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.

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