FOR SALE

Guide Price £199,950 to £209,950 Freehold



5 Wedmore Road, Cardiff, South Glamorgan. CF11 6SG

- NO CHAIN
- GUIDE PRICE £199,950 to £209,950
- OPEN-PLAN LIVING & DINING ROOMS
- FITTED KITCHEN
- 2x DOUBLE BEDROOMS
- SPACIOUS FAMILY BATH & SHOWER ROOM
- ATTIC ROOM
- uPVC D/G WINDOWS
- GAS C/H (Powered by a Biasi 28Kw Combi-Boiler)
- ENCLOSED REAR GARDEN (LOW-MAINTENANCE)
- OFF-ROAD PARKING AVAILABLE TO FRONT
- FREEHOLD
- CLOSE TO CARDIFF CITY CENTRE with EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS

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 £199,950 to £2096,950 ** MR Homes Offer FOR SALE this 2-Bedroom Terraced house ideally situated close to Cardiff City Centre, offering excellent transport links and proximity to schools, shops, amenities, and parks. This property is Ideal for 1st Time Buyers or Investor/Landlords. Boasting Two Double Bedrooms and a versatile Attic Room, this Freehold Property features a Fitted Kitchen and Open-Plan Living and Dining Rooms, perfect for both relaxing and entertaining. The spacious family bathroom includes both a bath and shower, providing practicality for busy households. Enjoy the benefits of uPVC double-glazed windows and efficient gas central heating powered by a Biasi 28Kw combi-boiler. Outside, the low-maintenance enclosed rear garden provides a private outdoor space, while off-road parking is available to the front, a rare and valuable convenience. Offered with no chain and a guide price of £199,950 to £209,950, this home presents an excellent opportunity for first-time buyers or investors looking for a property that combines comfort, style, and a fantastic location in Cardiff. NB: Japanese Knotweed is present in the rear garden, which has a treatment plan in place. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





Entrance Hallway
12' 6" x 2' 10" (3.81m x 0.86m)

Living Room & Dining Room - OPEN-PLAN
23' 3" x 9' 8" (7.09m x 2.95m)

Kitchen
8' 3" x 8' 1" (2.51m x 2.46m)

1st Floor Landing
8' 8" x 5' 1" (2.64m x 1.55m)

Bedroom 1
13' 2" x 9' 10" (4.01m x 3.00m)

Bedroom 2
11' 10" x 7' 7" (3.61m x 2.31m)

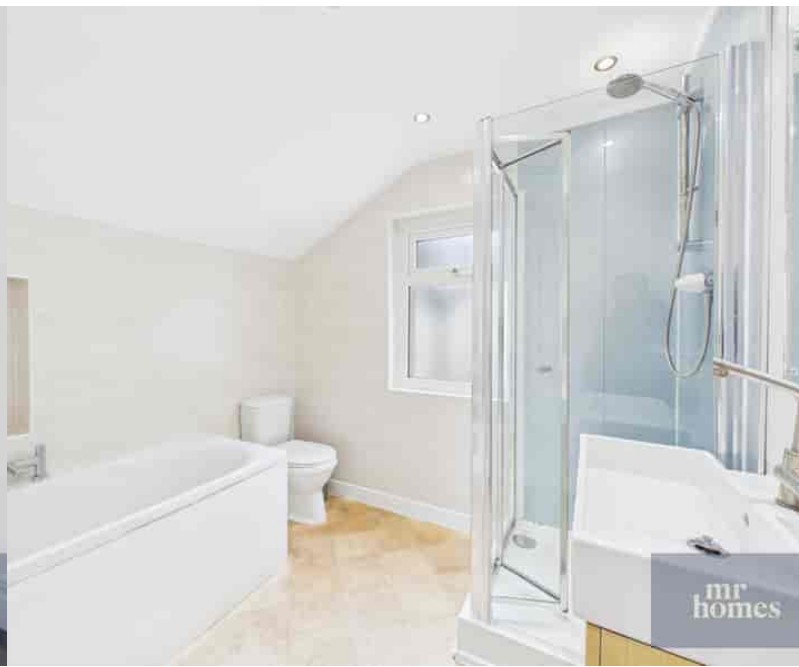
Family Bathroom Suite
8' 0" x 8' 1" (2.44m x 2.46m)

2nd Staircase to Attic Room
6' 0" x 2' 4" (1.83m x 0.71m)

Attic Room
15' 10" x 13' 2" (4.83m x 4.01m) NB: Reduced Headroom to Sides due to Sloping Roof
Door to Storage in the Eves.

Rear Garden - Enclosed & Low-Maintenance
NB: Japanese Knotweed has a Treatment Plan in Place - Ask for Details.





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: Residents.
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 (68)
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 : Low - Seas : Low

Mobile coverage: EE - Vodafone - Three - O2

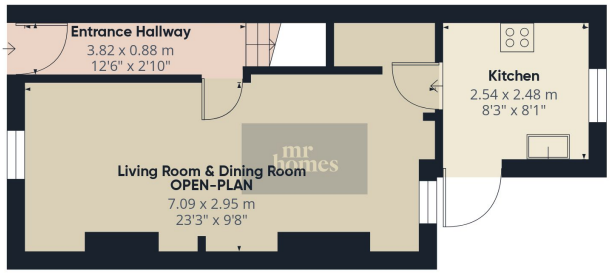
Broadband: Basic 13 Mbps - Superfast 66 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

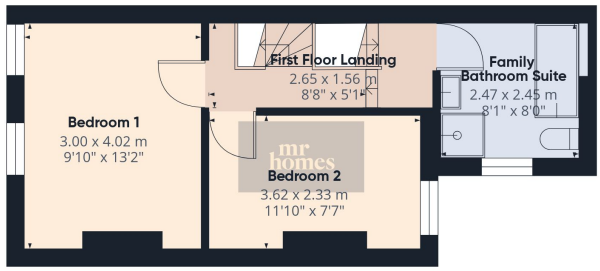




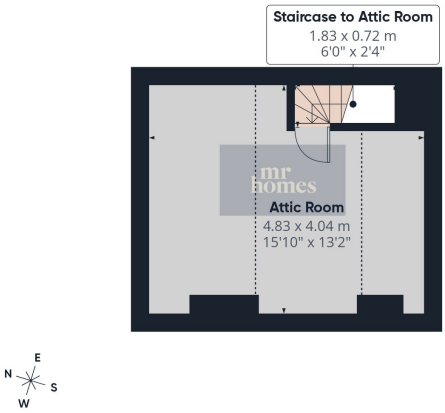
FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2

Approximate total area(1)

81.1 m²

874 ft²

Reduced headroom

10.1 m²

109 ft²

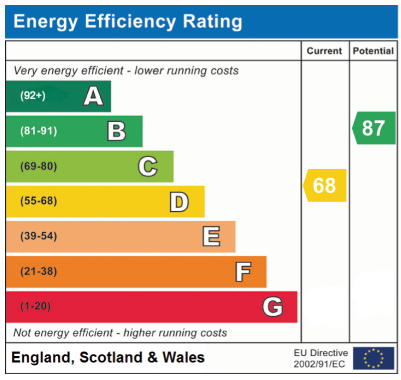
(1) Excluding balconies and terraces

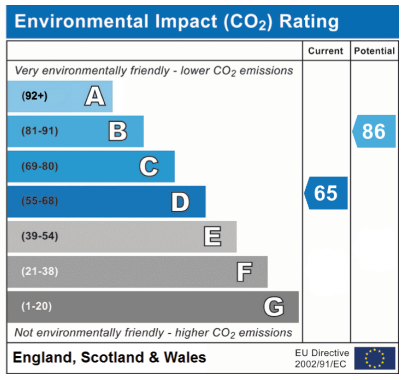
Reduced headroom

..... 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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