

FOR SALE

Guide Price £279,950 to £289,950 Freehold



Meredith Road, Tremorfa, Cardiff. CF24 2SX

- *** NO CHAIN ***
- 4-BED EXTENDED FAMILY HOME
- FULL HOUSE RENOVATION (AUG 2026)
- BRAND NEW CENTRAL HEATING SYSTEM with WORCESTER COMBI-BOILER
- FULL ELECTRICAL RE-WIRE
- BRAND NEW FITTED KITCHEN
- BRAND NEW FITTED SHOWER ROOM & EN-SUITE
- BRAND NEW FLOORING THROUGHOUT
- ATTIC CONVERTED with EN-SUITE
- PRIVATE 'GATED' DRIVEWAY
- ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN - EAST FACING
- PLASTERED WALLS & CEILINGS THROUGHOUT
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES
- TENURE: FREEHOLD.



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PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £279,950 to £289,950 *** MR HOMES Offer FOR SALE this beautifully extended 4-bedroom end of terrace family home in Tremorfa, which has been fully renovated to the highest standard as of August 2026. Featuring a converted attic complete with a brand new en-suite, this spacious property boasts two reception rooms (living Room & Sunroom/Conservatory), a brand new fitted kitchen, and a modern fitted shower room. Enjoy peace of mind with a full electrical re-wire, plastered walls and ceilings, new flooring throughout, and a state-of-the-art Worcester combi-boiler & brand new central heating system. Outside, the home benefits from an enclosed east-facing rear garden, a private gated driveway, and an enclosed front garden. Ideally situated with excellent transport links and close to local shops and amenities, this freehold home is perfect for a growing family seeking contemporary comfort and convenience in a vibrant community. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hall

3' 11" x 3' 1" (1.19m x 0.94m)

Living Room

16' 9" x 13' 0" (5.11m x 3.96m)

Brand New Fitted Kitchen

13' 7" x 9' 3" (4.14m x 2.82m)

**Pantry/ Understair Storage
Cupboard - 5' 5" x 2' 8" (1.65m x 0.81m)**

Sunroom/Conservatory

15' 4" x 8' 7" (4.67m x 2.62m)

1st Floor Landing

7' 10" x 4' 1" (2.39m x 1.24m)

Doors to Bedrooms 1, 2, 3, Family Bathroom and Staircase to the 2nd Floor Landing.

Bedroom 1 - (1st Floor)

12' 10" x 10' 1" (3.91m x 3.07m)

Bedroom 2 (1st Floor)

9' 6" x 9' 3" (2.90m x 2.82m)

Bedroom 3 (1st Floor)

9' 11" x 6' 6" (3.02m x 1.98m)

Brand New Shower Room - (1st Floor)

6' 6" x 3' 10" (1.98m x 1.17m)

2nd Floor Landing - (2nd Floor)

3' 7" x 3' 1" (1.09m x 0.94m)

Bedroom 4 - Dormer Extended (2nd Floor)

12' 10" x 9' 5" (3.91m x 2.87m) NB: Reduced Headroom Due to Sloping Roof.

En-Suite - (2nd Floor)

5' 9" x 4' 6" (1.75m x 1.37m)

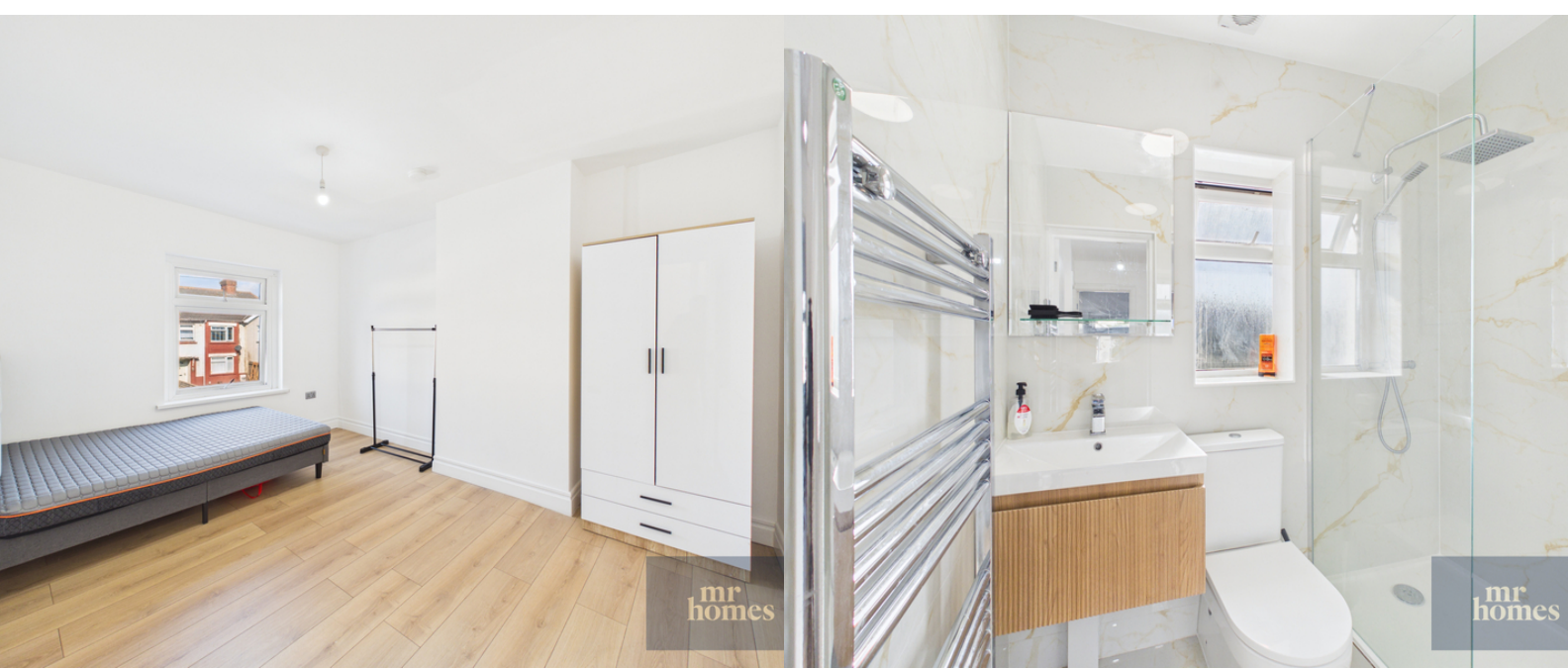
Front Garden - Enclosed

Lockable Side Gate access into the Rear Garden

Rear Garden - Enclosed

East Facing Rear Garden, Lockable Side Gate Access to the Front.

Private 'Gated' Driveway



MATERIAL INFORMATION

Council Tax: Band C

N/A

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 (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

Mobile Signal

Local Authority: Cardiff

Council Tax: Band: C

Annual Price: £1,789

Conservation Area: No

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

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 2 Mbps - Superfast 76 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

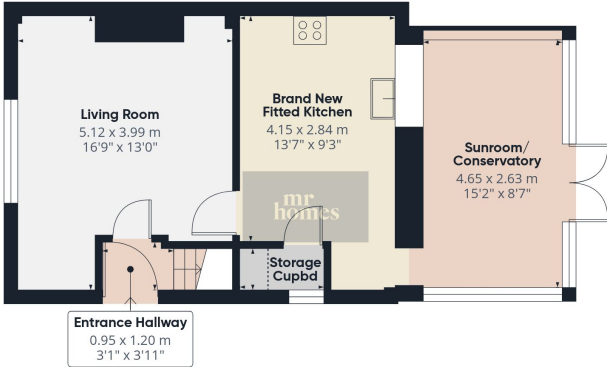
Construction Type

Ex-Local Authority Built - Standard Cavity Wall Brick Construction

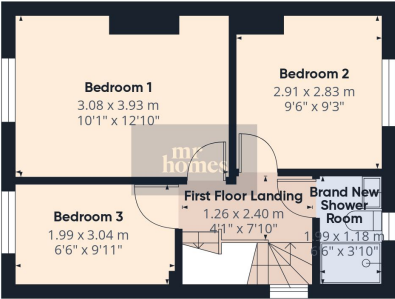
Coalfield or Mining

N/a

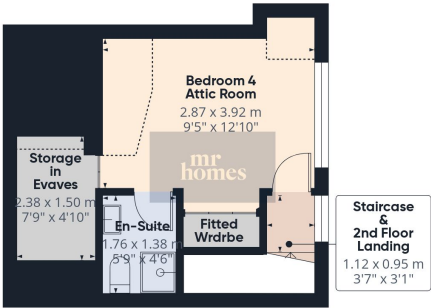




Floor 0



Floor 1



Floor 2



Approximate total area^m
98.2 m²
1059 ft²

Reduced headroom
6 m²
64 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

