FOR SALE

Offers Over £275,000 Freehold



Cae Newydd Close, Michaelston, Cardiff. CF5 4TS

- ** NO CHAIN **
- * OFFERS OVER £275,000 *
- 3-BED SEMI-DETACHED FAMILY HOME
- 3x DOUBLE BEDROOMS
- 2x RECEPTION ROOMS
- DETACHED GARAGE
- LARGE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- DOWNSTAIRS W.C & UPSTAIRS FAMILY BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H (Powered by an Ideal LOGIC+ c30 COMBI-BOILER)
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- SOUGHT AFTER LOCATION
- EARLY VIEWING HIGHLY RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- NB: The Property will be Sold with a Freehold Title* As Advised by the Vendors
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- *As Advised by the Vendors

mr homes

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 * Offers Over £275,000 * MR HOMES are pleased to Offer FOR SALE this 3-Bedroom Semi-Detached Family Home in the Sought-After Michaelston Area. Boasting three spacious double bedrooms, two versatile reception rooms, and both a Downstairs W.c and an Upstairs Family Bathroom Suite, the property is designed for comfortable family living. Additional benefits include a Detached Garage, a Large Driveway accommodating Multiple Vehicles, and uPVC double glazing paired with efficient gas central heating powered by an Ideal LOGIC+ c30 combi-boiler. Situated close to schools, shops, parks, and amenities with excellent transport links, this Freehold home perfectly combines convenience and practicality. Early Viewing is Highly Recommended, and Free Mortgage Advice is available to support your purchase journey. EARLY VIEWING IS RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Porch Entrance
6' 8" x 1' 6" (2.03m x 0.46m)

Hallway
13' 3" x 3' 7" (4.04m x 1.09m)

Cloakroom/ Downstairs W.c
5' 0" x 3' 9" (1.52m x 1.14m)

Living Room
14' 5" x 11' 10" (4.39m x 3.61m)

Dining Room
10' 11" x 10' 10" (3.33m x 3.30m)

Kitchen
10' 11" x 8' 9" (3.33m x 2.67m)

First Floor Landing
11' 7" x 2' 10" (3.53m x 0.86m)

Hatch to Insulated Loft and Door to Airing Cupboard (housing an Ideal LOGIC+ c30 Kw Combi-Boiler)

Bedroom 1 with Fitted Wardrobes
12' 1" x 11' 5" (3.68m x 3.48m)

Bedroom 2
11' 3" x 11' 2" (3.43m x 3.40m)

Bedroom 3
10' 10" x 7' 10" (3.30m x 2.39m)

Family Bathroom Suite
9' 1" x 5' 3" (2.77m x 1.60m)

Front Garden
Paved with Hedgerow Border. Lockable Side Gate access into the Rear Garden.

Rear Garden - Enclosed
Paving Stones to Laid Lawn.

Large Driveway (Holds Multiple Vehicles)

Garage with Inspection Pit.
20' 1" x 10' 3" (6.12m x 3.12m)

Up 'n' Over Door, PowerPoints & Lighting, uPVC Obscured D/g Window and Door into Garden.





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: Driveway. Garage. 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 shower.

EPC Rating: D (65)
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

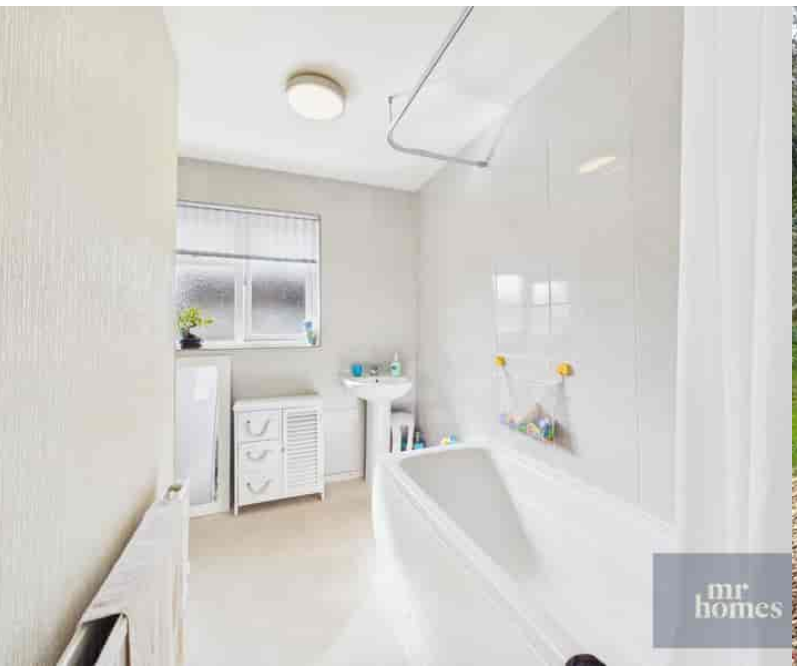
Mobile Signal
Conservation Area : No

Flood Risk River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

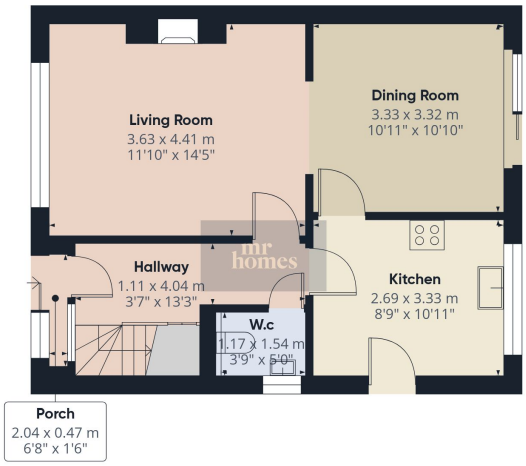
Broadband: Basic 11 Mbps - Superfast 60 Mbps - Ultrafast 1000 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

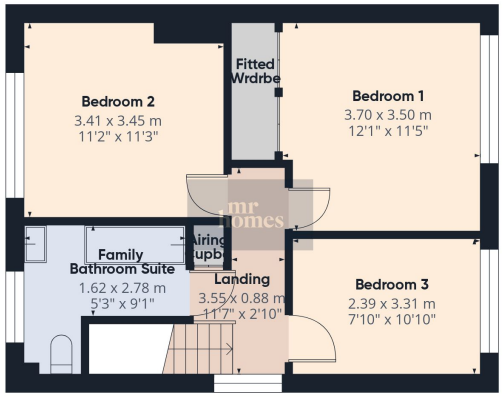




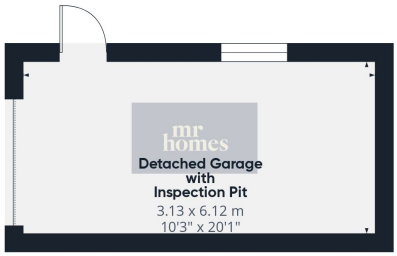
FLOORPLAN & EPC



Ground Floor Main House



1st Floor Main House



Ground Level Garage

Approximate total area(1)

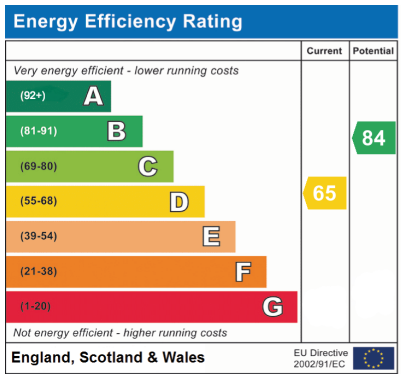
109 m²

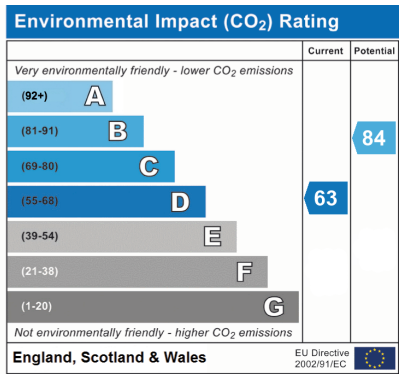
1175 ft²

(1) Excluding balconies and terraces

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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