

FOR SALE

Guide Price £220,000 to £230,000 Freehold



Caerau Park Road, Cardiff, South Glamorgan. CF5 5JG

- GUIDE PRICE £220,000 to £230,000
- NO CHAIN!!!
- TRADITIONALLY BUILT DOUBLE-BAY FRONTED 3-BED FAMILY HOME
- 21ft SPACIOUS LIVING ROOM
- SITTING ROOM
- EXTENDED KITCHEN/DINER
- SEPARATE BATHROOM & W.C
- DETACHED GARAGE with PITCHED ROOF
- ENCLOSED FRONT & REAR GARDENS
- TENURE: FREEHOLD.



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PROPERTY DESCRIPTION

*** NO CHAIN!!! *** Welcome to this charming traditionally built double-bay fronted three-bedroom semi-detached family home, offered with NO CHAIN and a GUIDE PRICE of £220,000 to £230,000. Perfectly designed for comfortable family living, the property boasts two spacious reception rooms, an extended kitchen/diner, and an impressive 21ft living room that maximises natural light and space. Set within enclosed front and rear gardens, it also benefits from a detached garage with a pitched roof and separate bathroom and W.C, making this a practical and inviting home for any buyer seeking a blend of traditional character and modern convenience. Offered as a FREEHOLD, this property represents a fantastic opportunity to acquire a delightful family home in a desirable location.

EPC RATING = Awaiting Assessment... Council Tax Band = C.

FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

summary

Situated in a well-established and sought-after neighbourhood, this home enjoys the best of both worlds — a peaceful residential setting with easy access to local amenities, schools, and transport links. The surrounding area offers a welcoming community atmosphere with parks, shopping facilities, and convenient road and public transport. Whether you're a growing family or looking for a comfortable home that supports everyday living with plenty of space, this location ticks all the boxes for convenience and lifestyle. Step inside and you will first be greeted by the spacious 21ft living room, a bright and airy space providing ample room for relaxation and entertaining guests. Adjacent to this is the cosy sitting room, perfect for more intimate family gatherings or a quiet evening in. The extended kitchen/diner is a real highlight, designed to accommodate family meals, casual dining, and socialising, with plenty of storage and workspace, making it the heart of the home.

The accommodation extends to three generously sized bedrooms, each offering plenty of natural light. These bedrooms provide flexibility, whether you require comfortable sleeping quarters, a guest room, or additional space for hobbies or study. The property also benefits from a separate bathroom and W.C which enhances family convenience, preventing morning rush hour congestion and adding practical appeal for day-to-day living.

Outside, the enclosed front and rear gardens offer safe and private outdoor space ideal for children, pets, or enjoying quiet moments outdoors. The rear garden is a lovely spot for outdoor dining, gardening, or simply unwinding in the fresh air. Adding to the practicality of this home, the detached garage with a pitched roof provides secure off-road parking and additional storage, a valuable asset in any family home.

This three-bedroom semi-detached house perfectly combines space, comfort, and location, making it an excellent choice for families or anyone looking to upsize. With no chain and well-maintained accommodation throughout, it's ready to move into and call home. Don't miss this opportunity to view a

versatile and characterful property in a sought-after area. Contact us today to arrange a viewing and take the first step towards owning this wonderful family home.

Entrance Hallway

17' 3" x 2' 11" (5.26m x 0.89m)

Living Room

21' 6" x 9' 11" (6.55m x 3.02m)

Sitting Room

12' 5" x 11' 11" (3.78m x 3.63m)

Kitchen/Diner

13' 3" x 11' 10" (4.04m x 3.61m)

1st Floor Landing

9' 0" x 3' 2" (2.74m x 0.97m)

Bedroom 1 with Bay Window

12' 1" x 9' 10" (3.68m x 3.00m)

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom 3

13' 2" x 6' 0" (4.01m x 1.83m)

W.c

3' 11" x 2' 9" (1.19m x 0.84m)

Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Attractive Front Garden - Enclosed & Gated

0' 0" x 0' 0" (0.00m x 0.00m)

Rear Garden - Enclosed

Door into Garage, Large Wood Panel Storage Shed, Lockable Gate accessing the Rear 'Gated' Lane



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

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

Mobile Signal

Conservation Area - No

Flood Risk

River : Very low

Seas : Very low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 16 Mbps

Superfast - 283 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

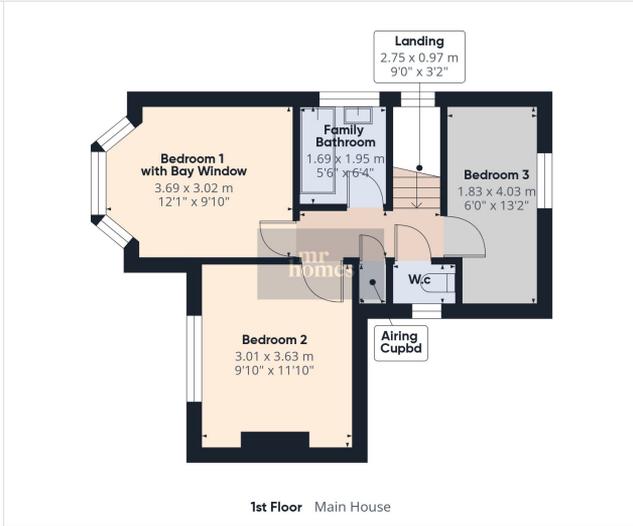
BT - Sky - Virgin

Construction Type

Standard Brick Construction



FLOORPLAN



Approximate total area^m
 105.7 m²
 1138 ft²

Reduced headroom
 1.3 m²
 13 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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