



Chichester Way, Cardiff, South Glamorgan. CF5 5AT

- ATTENTION FIRST-TIME BUYERS
- ATTENTION DEVELOPERS/INVESTORS
- 3 BEDROOMS
- EXCELLENT POTENTIAL
- LARGE LIVING ROOM
- GUEST WC
- REAR LANE VEHICLE ACCESS & DRIVEWAY
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES, PARKS
- EXCELLENT TRANSPORT LINKS NEARBY



PROPERTY DESCRIPTION

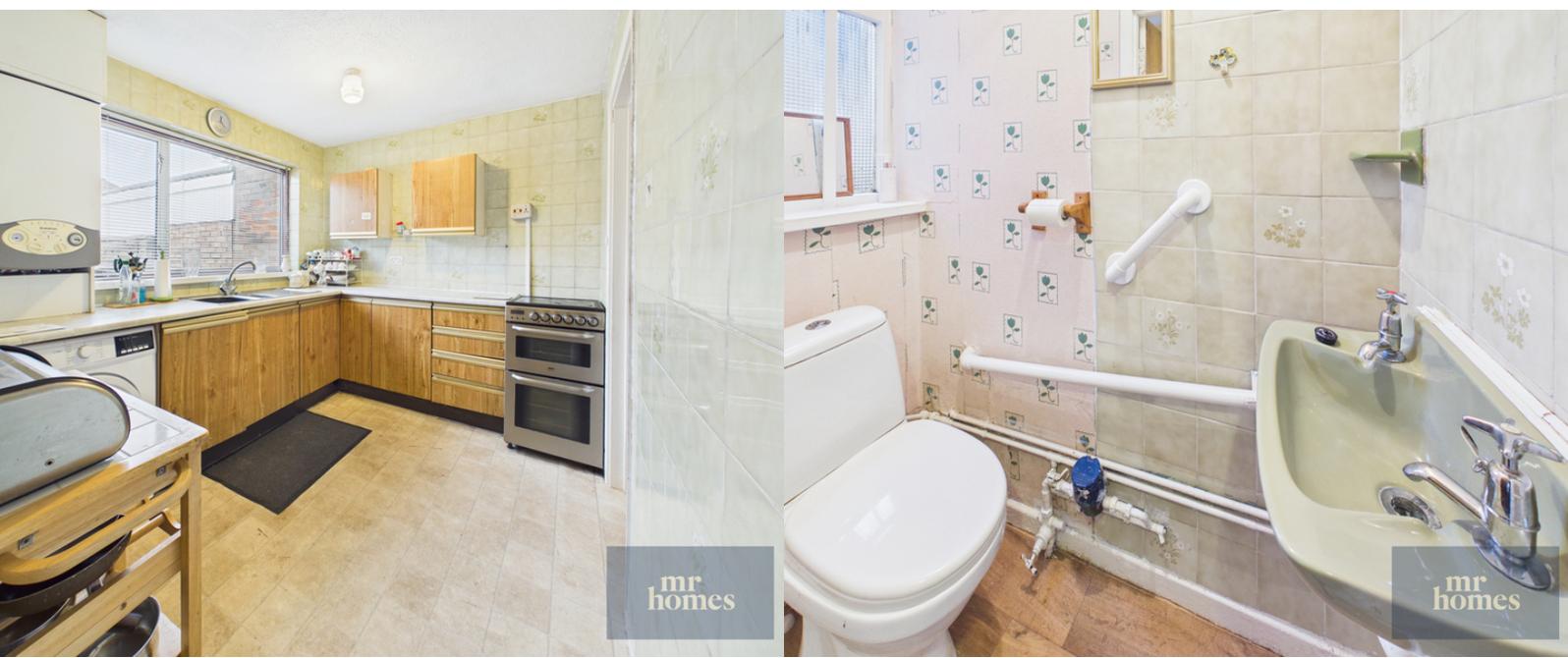
Welcome to this charming 3-bedroom terraced house, perfectly situated in a popular location that caters to a variety of lifestyle needs. Whether you are a first-time buyer searching for your dream home or an investor seeking excellent potential, this property offers a fantastic opportunity to own a versatile and spacious residence. Step inside to discover a generous living room, ideal for both relaxing evenings and entertaining guests, providing a comfortable and inviting atmosphere for you and your family.

The layout includes three well-proportioned bedrooms, offering ample space for a growing family, a home office, or guest accommodations. The property benefits from a convenient guest WC, adding to the practical and thoughtful design of the home. This terraced house is perfect for those who appreciate outdoor space, featuring a driveway and rear lane vehicle access, ensuring ease and security for parking—a rare find in this area.

Situated close to a host of shops, amenities, and beautiful parks, the location promises convenience and leisure right on your doorstep. You'll find everything you need within easy reach, from daily essentials to recreational hotspots, making everyday living effortless. Excellent transport links nearby guarantee quick and straightforward journeys to neighbouring areas and the city centre, perfect for commuters and families alike.

The property presents an outstanding prospect for developers and investors keen to add value. With the need to modernise and scope to personalise, this home invites you to create a stylish and contemporary living space that suits your tastes and aspirations. Whether you're looking to renovate for personal use or as a promising rental investment, this terraced house is ready to meet your ambitions.

Don't miss out on this exciting opportunity to own a spacious, well-located three-bedroom home with ample scope to enhance and improve. Contact us today to arrange a viewing and experience firsthand all the benefits this property has to offer. Embrace the chance to live in a thriving community with everything at your fingertips—your new home awaits!



ROOM DESCRIPTIONS

Outside Front

Pedestrian access only: approached via shared path laid to concrete leading to front door and gate providing access to front garden mainly laid to paving slabs with borders for planting including mature rose bushes

Entry Porch

6' 5" x 5' 6" (1.96m x 1.68m) Accessed via aluminium framed door with obscured DG panels; carpeted; cupboard housing electricity meter and fuse boxes; 2 x aluminium framed obscured DG windows, one to front, one to side; access to Living Room

Living Room

19' 1" x 12' 9" (5.82m x 3.89m) Carpeted; 2 x radiators; 2 x timber doors with obscured glazed panels provide access to Kitchen; aluminium framed DG window to front

Kitchen

9' 4" MIN x 7' 10" MAX (2.84m x 2.39m) Vinyl flooring; fully tiled walls; fitted kitchen with matching wall and base units with worktops over; stainless steel sink with half bowl and draining board with mixer tap; space for free standing cooker; space and plumbing for washing machine; gas central heating combi boiler: Ariston E-Combi c30 (installed 13/11/2010); aluminium framed DG window to rear; access to Rear Hall

Rear Hall

6' 5" MAX x 11' 10" MAX (1.96m x 3.61m) Carpeted; radiator; gas meter under stairs; access to Guest WC; aluminium framed rear door with obscured DG panels provides access to the Rear Garden

Guest WC

4' 11" x 2' 6" (1.50m x 0.76m) Partially tiled walls; WC; sink with separate hot and cold taps; timber window frame with obscured single glazing

Lean-To Storage

7' 11" x 5' 8" (2.41m x 1.73m) Accessed via corrugated metal door with corrugated plastic walls and ceiling

First Floor Landing

9' 4" MAX x 2' 6" MIN (2.84m x 0.76m) Carpeted; radiator; storage cupboard; access to all Bedrooms and Family Bathroom, access hatch to loft

Bedroom 1

9' 4" x 10' 11" MIN (2.84m x 3.33m) PLUS BUILT-IN WARDROBES Carpeted; radiator; built-in storage/wardrobe; aluminium framed DG window to front

Bedroom 2

9' 4" x 9' 9" (2.84m x 2.97m) Carpeted; radiator; aluminium framed DG window to front

Bedroom 3

7' 7" x 7' 11" (2.31m x 2.41m) PLUS BUILT-IN WARDROBES Carpeted; radiator; in-built storage/wardrobe; aluminium framed DG window to rear

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m) Carpeted; partially tiled floors; panelled bath with separate hot and cold water taps with shower over; sink with separate hot and cold water taps; WC; uPVC obscured DG window to rear

Rear Garden/Driveway

Double timber gates for vehicle access from lane onto driveway laid to mixture of concrete and crazy paving; raised area laid to stone chippings with raised planter of block construction; patio area laid to paving slabs



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (74)

Annual Service Charge: £299.00

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

Please see Ofcom coverage checkers

Construction Type

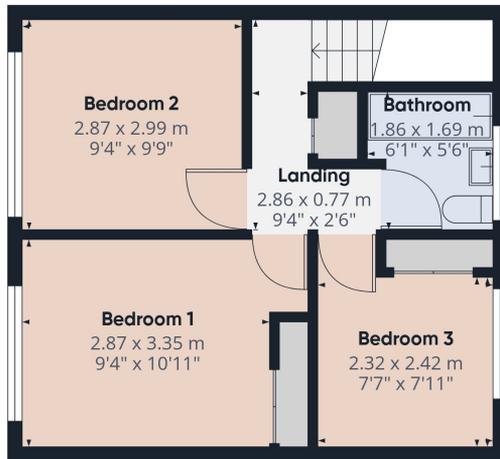
Standard



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m
 79.9 m²
 860 ft²

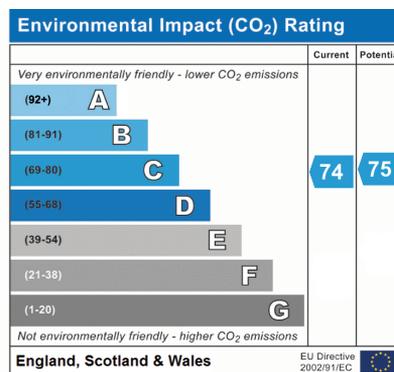
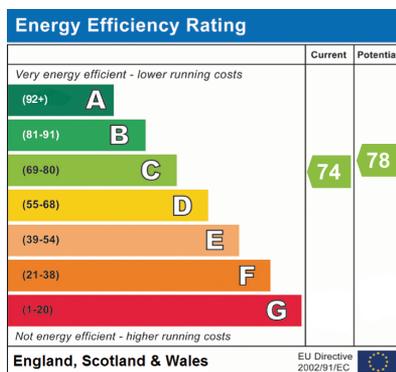
Reduced headroom
 1.2 m²
 13 ft²

(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.

GIRAFFE360



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