

**FOR SALE**

£225,000 to £235,000 £225,000



MR HOMES

# 38 Farmhouse Way, Caerau, Cardiff. CF5 5HH

- \*\*\* NO CHAIN \*\*\* IDEAL FOR 1st TIME BUYERS \*\*\*
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- 3x BEDROOMS & FAMILY BATHROOM
- DOUBLE DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price: £225,000 to £235,000 \*\*\* 3-BED SEMI-DETACHED FAMILY HOME - IDEAL FOR 1ST TIME BUYERS - TENURE: FREEHOLD. MR HOMES Offer FOR SALE with No Ongoing Chain this 3-Bedroom Semi-Detached Family Property, comprising in brief; Entrance Porch, Spacious Living Room, Kitchen/Diner, Conservatory, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn, There is a Lockable Side Gate Accessing the Large & Enclosed Rear Garden. Double Driveway to Front/Side for Off-Road Parking.

The Property Further Benefits from uPVC D/g Windows & Gas Central Heating Powered by a Glow.Worm Compact Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link  
> <https://tour.giraffe360.com/farmhouseway38ap> EPC Rating = C. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. \*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Entrance Porch

Entered Via Entrance Porch, uPVC Obscure Half Glazed D/g Door, Wall Mounted RCD Consumer Unit, Wall Mounted Light, Laminate Flooring.

### Living Room

Laminate Flooring Continued, uPVC D/g Window To Front, Double Panel Radiator, Coving To Ceiling, Staircase To First Floor Landing, Door To Kitchen/Diner.

### Kitchen/Diner

Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Front, 4 Ring Gas Hob, Electric Oven, Space For Tall Fridge/Freezer, Plumbed For Washing Machine, Space For Tumble Dryer Or Dishwasher, Open-Plan Archway Into Dining Area, Double Panel Radiator, Coving To Ceiling, uPVC D/g Sliding Patio Door To Conservatory.

### Conservatory

Tiled Flooring, uPVC D/g Windows To Sides And Rear, uPVC Half Glazed D/g Door To Rear Garden.

### Staircase/First Floor Landing

Laminate Flooring With Metal Edging On Staircase, Laminate Flooring On Landing, Large Hatch To Insulated Loft, Door To Storage Cupboard With Fixed Shelving, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

### Bedroom 1

Laminate Flooring, uPVC D/g Window To Front, Single Panel Radiator.

### Bedroom 2

Laminate Flooring, uPVC D/g Window To Rear Single Panel Radiator, Door To Fitted Cupboard With A Hanging Rail And Housing A Glow.Worm Compact Combi-Boiler (Recently Fitted).

### Bedroom 3

Laminate Flooring, uPVC D/g Window To Front, Single Panel Radiator.

### Family Bathroom

Panel Bath With Chrome Mixer Tap And Attached Shower Head, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Window To Rear, Single Panel Radiator, 3/4 Tiled Walls.

### Front Garden

Laid To Lawn, Lockable Side Door Accessing Rear Garden.

### Driveway

Double Private Driveway To Front.

### Rear Garden

North Facing Rear Garden, Patio, Mainly Laid Lawn With Patio Pathway Through The Centre, Wood Panel Storage Shed (To Remain).



## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**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



