

FOR SALE

Offers in Region of £200,000 Freehold



# Cowbridge Road West, Cardiff, South Glamorgan. CF5 5DA

- 3 BEDROOMS
- DRIVEWAY
- END OF TERRACE
- FRONT & REAR GARDENS
- MODERN FITTED KITCHEN (LATE 2023)
- NEW CENTRAL HEATING BOILER (INSTALLED NOV '25)
- uPVC DOUBLE GLAZING
- CLOSE TO CULVERHOUSE CROSS/A4232/M4
- PUBLIC TRANSPORT ON DOORSTEP



**Mr Homes Estate Agents**  
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555  
[info@mr-homes.co.uk](mailto:info@mr-homes.co.uk)





## PROPERTY DESCRIPTION

Welcome to this charming 3-bedroom end of terrace house situated in the heart of a friendly and well-established neighbourhood. Perfectly positioned for both convenience and community, this delightful property offers an ideal blend of comfortable living and potential for personalisation. Whether you're a first-time buyer, a growing family, or anyone looking for a warm and inviting home, this residence is sure to capture your heart.

Upon entering, you are greeted by a bright and airy reception room that provides a wonderful space for relaxing or entertaining guests. The neutral décor and generous natural light create a welcoming atmosphere, making it the perfect spot to unwind after a busy day. Adjacent to the reception area, the kitchen offers ample storage and workspace, ready for you to craft delicious meals and enjoy everyday living.

The accommodation includes three well-proportioned bedrooms, each offering a peaceful retreat for family members or guests. These rooms provide flexibility to suit your needs, whether it's for restful sleep, a home office, or creative space. The single bathroom is efficiently designed and caters well to the household's daily requirements.

Externally, this end of terrace property benefits from a private garden area, ideal for outdoor dining, gardening, or simply enjoying the fresh air in a secure setting. The location boasts easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Commuters will appreciate the straightforward routes to nearby towns and cities.

Additional features of this home include gas central heating and double glazing throughout, enhancing comfort and energy efficiency. The house presents a fantastic opportunity for those seeking a move-in ready property with potential to add their own style and touches.





## ROOM DESCRIPTIONS

---

### Outside Front

Driveway laid to mixture of paving slabs and concrete accessed from main road via double timber gates; area laid to lawn with mature trees; side access to Rear Garden via side timber gate

### Hallway

4' 2" x 3' 2" (1.27m x 0.97m) Accessed via uPVC front door with obscured DG panels; carpeted; access to Living Room; carpeted stairs rise to First Floor

### Living Room

12' 11" x 13' 6" PLUS RECESS (3.94m x 4.11m) Laminate flooring; radiator; uPVC DG window to front; access to Kitchen

### Kitchen

9' 3" x 13' 6" (2.82m x 4.11m) Tiled flooring; partially tiled walls; radiator; recently fitted (late 2023) kitchen with matching base units and worktops over with tiled splash backs; integrated Cooke & Lewis 4-ring electric hob; integrated electric fan-assisted oven; stainless steel sink with half bowl and draining board and mixer tap; understairs storage cupboard/pantry with uPVC obscured DG window to side; uPVC door with obscured DG panel provides access to Rear Garden

### First Floor Landing

4' 3" x 7' 6" (1.30m x 2.29m) Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

### Bedroom 1

10' 0" x 12' 11" (3.05m x 3.94m) Carpeted; radiator; uPVC DG window to front

### Bedroom 2

9' 4" x 9' 2" (2.84m x 2.79m) Carpeted; radiator; cupboard housing gas central heating boiler (installed new November 2025); uPVC DG window to rear

### Bedroom 3

6' 6" x 9' 7" (1.98m x 2.92m) Carpeted; radiator; uPVC DG window to front

### Family Bathroom

6' 8" x 4' 5" (2.03m x 1.35m) Tiled flooring; fully tiled walls; pedestal wash hand basin with mixer tap; WC; panelled bath with mixer tap and mains powered shower over; extractor fan; uPVC obscured DG window to rear

### Rear Garden





## 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.

**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

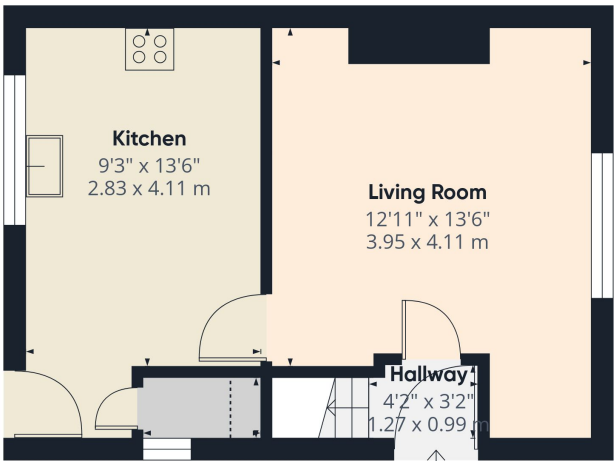
**Construction Type**

Standard

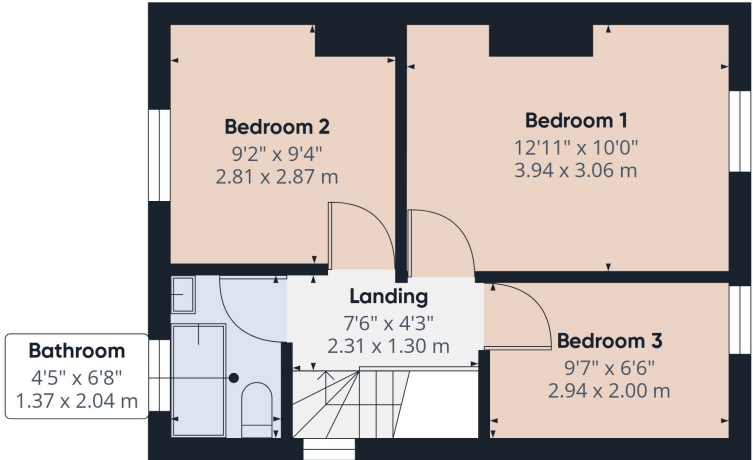




FLOORPLAN



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
697 ft<sup>2</sup>  
64.7 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360