

FOR SALE

£159,950 to £169,950 £159,950 Freehold



## 34 Lower Francis Street, Abertridwr, Caerphilly. CF83 4DX

- NO CHAIN
- 3-BED END-OF-TERRACE FAMILY HOME
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- MOUNTAINSIDE VIEWS
- OPEN-PLAN LIVING & DINING ROOM
- BRAND NEW FITTED HOWDENS KITCHEN
- BRAND NEW FITTED BATHROOM SUITE
- OUTBUILDING/WORKSHOP 13' 3" x 11' 3" (4.04m x 3.43m)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



**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

NO CHAIN \*\*\* OFFERS IN THE REGION OF £159,950 to £169,950 \*\*\* 3-BED END-OF-TERRACE FAMILY HOME - BRAND NEW KITCHEN BY HOWDENS - BRAND NEW FAMILY BATHROOM SUITE - PUT YOUR OWN STAMP ON THE REST OF THE PROPERTY > OPEN-PLAN LIVING & DINING ROOM - INTERNAL PORCH ENTRANCE, HALLWAY, STAIRCASE & LANDING - BEDROOM 1, BEDROOM 2 & BEDROOM 3. THE REAR GARDEN IS ENCLOSED & SOUTH-WEST FACING - uPVC D/G WINDOWS & GAS CENTRAL HEATING - THE TENURE IS: FREEHOLD. MR HOMES Offer FOR SALE with No Ongoing Chain this 3-Bedroom End-Of-Terrace Family Home, comprising in brief; Internal Porch Entrance, Hallway, Open-Plan Living & Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, and Bedroom 3 with Hatch to the Loft. The Rear Garden is Two-Tiered and Faces South-West, and also achieves Mountainside Views. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Combi-Boiler. EARLY VIEWING ADVISED EPC Rating = Awaiting Assessment... Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. 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 uPVC Obscure D/g Door, Wall Mounted Cupboard Housing New RCD Consumer Unit And Electric Meter, Door Into Entrance Hallway.

### Hallway

Double Panel Radiator, Walls Have Been Prepped For Redecoration.

### Open-Plan Living/Dining Room

uPVC D/g Window to Front, uPVC D/g Window to Rear, 2 x Double Panel Radiators, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Door To Understair Storage Cupboard, Door To Kitchen.

### Brand New Fitted Kitchen - Howdens

Brand New Howdens Fitted Kitchen, Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Matching Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap Over, 5 Ring Lamona Ceramic Electric Hob With Extractor Hood Over, Lamona Electric Fan Assisted Oven With Grill Above, Plumbed For Washing Machine, Space For Tumble Dryer, Double Panel Radiator, Small Breakfast Bar, uPVC D/g Window To Side, uPVC Half Glazed Obscure D/g Door To Rear Garden, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Ideal Combi-Boiler Housed In A Wall Cupboard, Door To Refitted Bathroom.

### Bathroom

Refitted Bathroom, Laminate Flooring Continued, P-Shape Panel Bath With Chrome Mixer Tap Over And Mixer Shower Over, With Dual Handheld And Rainfall Shower Heads, Glass Shower Screen, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Wall Mounted Electric Extractor Fan, 2 x uPVC Obscure D/g Windows To Rear, Hatch To Small Loft Space.

### Staircase/First Floor Landing

Walls Have Been Prepped For Redecoration, uPVC Obscure D/g Window To Rear, Ceiling Mounted Extractor Fan, Doors To Bedroom 1, Bedroom 2 And Bedroom 3.

### Bedroom 1

uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling.

### Bedroom 2

uPVC D/g Window To Rear, Double Panel Radiator, Walls Are Prepped For Redecoration.

### Bedroom 3

uPVC D/g Tilt And Turn Window To Front, Double Panel Radiator, Walls Are Prepped For Redecoration, Hatch To Insulated And Partially Boarded Loft With Attached Pull-Down Ladders.

### Rear Garden - SOUTH-WEST FACING

Enclosed Rear Garden, South-West Facing With





MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (48)

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

4G excellent data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 250 mm loft insulation

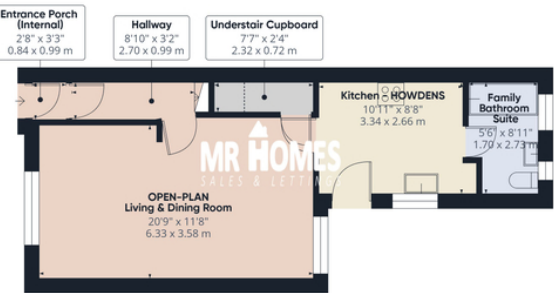
Walls: Granite or whinstone, as built, no insulation (assumed)

Windows: Fully double glazed

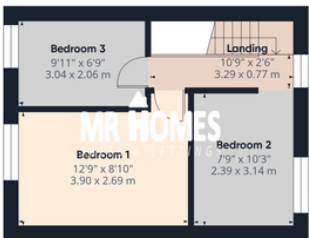
Lighting: Low energy lighting in 33% of fixed outlets

Coalfield or Mining

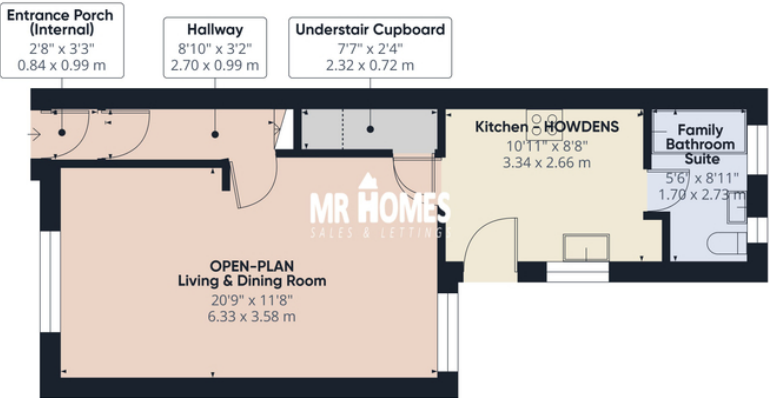
It is indicated that this property is located within 1km of a coalfield or mining area.



Ground Floor Main House



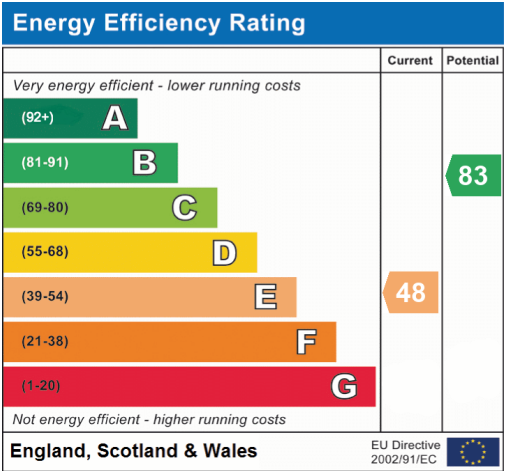
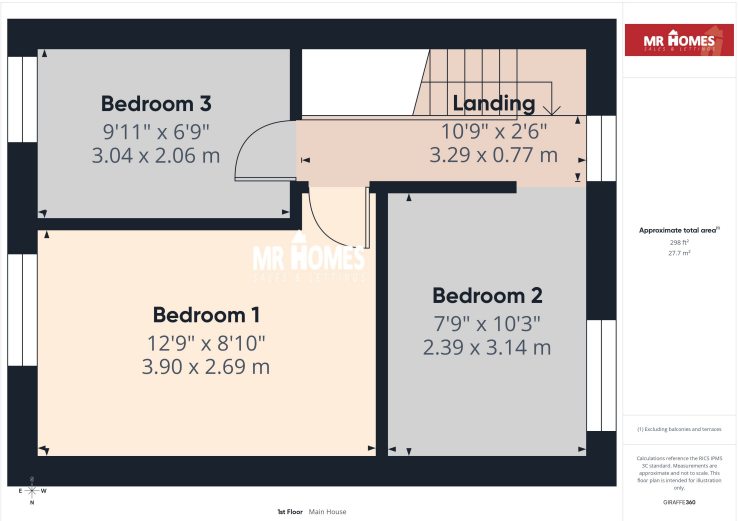
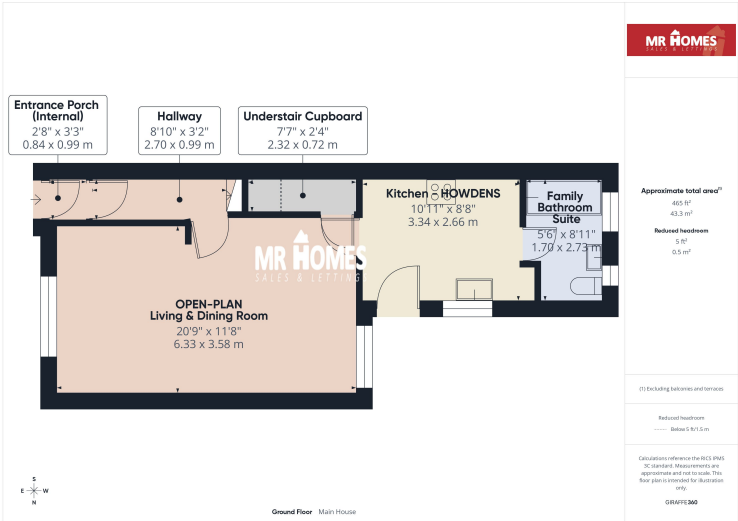
1st Floor Main House



Ground Floor Main House



FLOORPLAN & EPC



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