

FOR SALE

£215,000 £215,000 Freehold



## 65 Haverford Way, Cardiff. CF5 5EN

- NO CHAIN
- SUBSTANTIAL SOUTH WEST FACING REAR GARDEN
- 2 LARGE RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- BOARDED LOFT
- LARGE FAMILY BATHROOM
- GARDEN SHED with POWER & LIGHT
- uPVC D/G & GAS C/H with COMBI
- HIVE SYSTEM
- FREEHOLD





## PROPERTY DESCRIPTION

\*\*\*ASKING PRICE £215,000\*\*\* NO CHAIN - CORNER PLOT - LARGE SOUTH WEST FACING REAR GARDENS - MODERNISED THROUGHOUT - MOVE STRAIGHT IN - 2x RECEPTION ROOMS - WOOD CABIN with POWER & LIGHTING - BOARDED LOFT - GAS C/H with COMBI-BOILER & HIVE SYSTEM - uPVC D/G WINDOWS - FREEHOLD - MR HOMES are very pleased to Offer FOR SALE this 3-Bedroom Semi-Detached Modern Family Home, comprising in brief; Entrance Hallway; 20ft Living Room; Dining Room/2nd Reception Room with Service Hatch to the Modern Fitted Kitchen; Large Storage Cupboard; Staircase to the 1st Floor Spacious Landing with access to Boarded Loft via Wooden Fold Down Ladders; Bedrooms 1, 2, & 3 and Family Bathroom. Low-maintenance Enclosed Front Garden; Lockable Side Gate provides access into Large, Enclosed Side & Rear South West Facing Gardens. Wood Cabin to Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Ideal LOGIC c30 Combi-Boiler. EPC Rating: D Council Tax Band: C Mains Gas and Electricity. Water and Sewerage Connected to Mains Drains PLEASE CALL 02920 204 555 or Book Online - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK) - FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD





## ROOM DESCRIPTIONS

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Entrance Hall

Living Room

Dining Room

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom



## MATERIAL INFORMATION

**Council Tax:** Band C

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:** D (67)

**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, 5G great

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

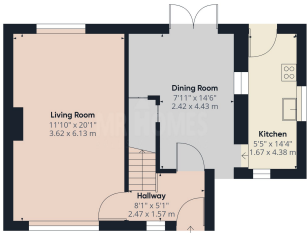
Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

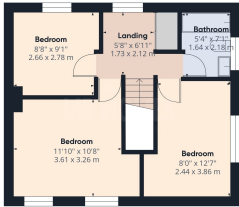
Lighting: Low energy lighting in 64% of fixed outlets







Floor 0



Floor 1

MR HOMES

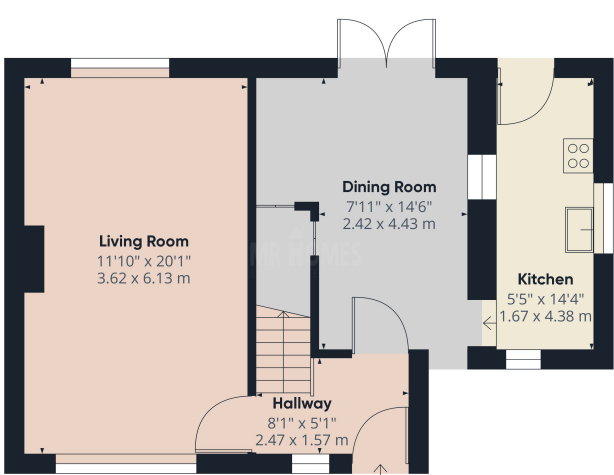
Approximate total area\*

907 sq ft / 83.88 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and for guide. This floor plan is for illustrative purposes only.

GRAPHIC 360



Floor 0

MR HOMES

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