

mr  
homes

## Pwllmelin Road, Llandaff, Cardiff. CF5 3QA

- IMMACULATE & MODERN 3-BED SEMI-DETACHED FAMILY HOME
- NEWLY FITTED KITCHEN BY MAGNET with QUARTZ WORKTOPS
- SKYLIGHT PROVIDES NATURAL LIGHT
- TOP OF THE RANGE INTEGRATED APPLIANCES
- OPEN-PLAN KITCHEN/BREAKFAST, DINING & SITTING ROOM with MANDARIN TILE FLOORING
- 2nd RECEPTION ROOM (CAN BE USED AS A 4th BEDROOM)
- ATTRACTIVE FRONT GARDEN
- SOUTH-FACING & BEAUTIFULLY PRIVATE REAR GARDEN - LARGE PATIO & MAINLY LAID TO LAWN - ENCLOSED BY TALL EVERGREEN TREES & MATURE BUSHES
- 3-PIECE WHITE MATCHING MODERN BATHROOM SUITE
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- MARKETED BY MR HOMES



## PROPERTY DESCRIPTION

Immaculate and modern, this stunning 3-bedroom semi-detached family home offers a beautifully designed open-plan kitchen, breakfast, dining, and sitting area, featuring a newly fitted Magnet kitchen with top-of-the-range integrated appliances and a skylight that floods the space with natural light. The versatile second reception room can easily serve as a fourth bedroom, perfect for growing families or home offices. Enjoy a sleek 3-piece modern bathroom suite, energy-efficient uPVC double glazing, and gas central heating with a combi-boiler for year-round comfort. Outside, the south-facing private rear garden is a tranquil retreat, boasting a large patio and mainly lawn, enclosed by tall evergreen trees and mature bushes, offering both privacy and charm. The attractive front garden adds to the curb appeal of this delightful home. Conveniently blending style, functionality, and comfort, this property is perfect for families seeking a move-in-ready home in a desirable location.



# ROOM DESCRIPTIONS

## SUMMARY

Immaculate and modern, this stunning 3-bedroom semi-detached family home presents an exceptional opportunity to acquire a move-in-ready property designed with both style and practicality in mind. Located in a desirable area, this residence boasts a beautifully appointed open-plan kitchen, breakfast, dining, and sitting room, complete with a newly fitted Magnet kitchen featuring top-of-the-range integrated appliances and a skylight that floods the space with natural light. The versatile second reception room offers the flexibility to be used as a fourth bedroom or home office, catering perfectly to the needs of a growing family. Comfort is assured throughout with energy-efficient uPVC double-glazed windows and gas central heating powered by a combi-boiler, along with a sleek, modern three-piece bathroom suite. The south-facing, private rear garden is a tranquil haven, boasting a large patio and mainly lawned area, enclosed by tall evergreen trees and mature bushes, providing both privacy and charm. Attractive front garden adds to the property's curb appeal, ensuring this home stands out in the neighbourhood.

Situated in a sought-after location, this home benefits from close proximity to excellent local amenities, reputable schools, and convenient transport links. Whether it's shopping, dining, or recreational activities, everything is within easy reach, making daily life both comfortable and enjoyable. The area is known for its family-friendly atmosphere, green spaces, and vibrant community spirit, providing an ideal environment to raise a family or settle down in a peaceful yet well-connected setting.

Step inside to discover the heart of the home—the open-plan kitchen/breakfast, dining, and sitting area. The newly fitted Magnet kitchen impresses with its sleek cabinetry, ample storage, and integrated appliances of the highest quality, perfect for those who love to cook and entertain. The skylight enhances the natural light, creating a bright and welcoming space ideal for family gatherings or relaxed evenings. Adjacent to this is the second reception room, a versatile area that can serve as a fourth bedroom, playroom, or home office, providing adaptability to suit your lifestyle needs. The living spaces are thoughtfully designed to ensure a smooth flow and a warm, inviting ambiance throughout.

Upstairs, you will find three well-proportioned bedrooms, each offering comfort and space. The master bedroom and additional bedrooms are bright and airy, providing restful personal retreats. The modern three-piece bathroom suite features stylish white fixtures and fittings, designed with a contemporary touch to offer a spa-like feel. Quality finishes and tasteful decor extend throughout the home, reflecting the attention to detail and care invested by the current owners.

Outside, the south-facing rear garden is a highlight, offering a peaceful and private outdoor space perfect for relaxation, gardening, or entertaining. The large patio area is ideal for alfresco dining, while the mainly lawned garden is enclosed by tall evergreen trees and mature bushes, enhancing the sense of seclusion. The front garden is equally appealing, neatly maintained and contributing to the property's excellent first impression.

This immaculate 3-bedroom semi-detached house combines modern living with practical versatility, making it a perfect family home in a desirable area. Ready to move into and enjoy, it presents a wonderful chance to secure a property that effortlessly blends comfort, style, and convenience. Don't miss the opportunity to make this beautiful house your new home.

## Porch Entrance

7' 11" x 2' 10" (2.41m x 0.86m)

D/g Patio sliding door to the Entrance Hallway, Laminate flooring, 2x Windows either side of Internal Door, Wall mounted Lamp Light, Door to Entrance Hallway.

## Entrance Hallway

15' 7" x 5' 10" max (4.75m x 1.78m max)

Laminate flooring, Radiator, Understair Storage Area, Door to Storage Cupboard, Recess with Fixed Shelving, Custom Fitted Sliding Door to the Cloakroom/Downstairs W.c. & Doors to Reception Room 2, and the Open-Plan Living/Dining/Kitchen/Breakfast Room. Staircase to the First Floor Landing.

## Reception Room 2

13' 0" x 9' 9" (3.96m x 2.97m)

Laminate flooring, uPVC D/g window to rear, Radiator.

## Cloakroom/ Downstairs W.c - (Newly-Fitted)

Tiled flooring, Walls tiled up to half height, Close-coupled W.c, Floating wash hand basin with mixer tap in black, uPVC obscured D/g window to front.

## OPEN-PLAN Dining & Reception Room to the Fitted Kitchen

19' 3" x 13' 2" (5.87m x 4.01m)

Large (Mandarin) Tile flooring, uPVC D/g French Patio doors & twin windows to sides, open onto the South-Facing Rear Garden, Modern Vertical Radiator, uPVC D/g window to front.

## MAGNET Fitted Kitchen/Breakfast Room

14' 2" x 7' 8" (4.32m x 2.34m)

The Velux D/g Skylight Window allows Natural Light to Pour into the Property.

Open-Plan to Dining & Reception Room with Feature Exposed Steel Girders.

Large (Mandarin) Tile flooring, Wall & Base Units with Soft Closing doors and drawers,

QUARTZ Worktops over with matching upstands, Stainless steel sink with Engraved Drainer to Quartz Top, Mixer Tap over, uPVC D/g window to rear & uPVC Full D/g door to Rear Garden.

INTERGRATED APPLIANCES INCLUDE; AEG 4x Ring Induction Hob with CIARRA Extractor hood over, STOVES Fan Assisted Electric Oven, STOVES Washing Machine, BEKO Fridge-Freezer & Dishwasher.

Central Island/Breakfast Bar with QUARTZ TOP & Base Drawers.

uPVC Half Glazed & Obscured D/g Door to Front.

## First Floor Landing

9' 3" x 3' 5" (2.82m x 1.04m)

Fitted Carpet Runner to Staircase & Fitted Thick Pile Carpet to Landing, uPVC D/g window to front, Door to Airing Cupboard housing the IDEAL LOGIC c30 Combi-Boiler, and Slat Shelving, Hatch to the Insulated & 3/4 Boarded Attic with Light and Attached Pull Down Ladders, Doors to Bedrooms 1, 2, 3 & the Family Bathroom Suite.

## Bedroom 1

10' 7" x 10' 1" to front of fitted wardrobe (3.23m x 3.07m to front of fitted wardrobe)

Fitted Thick Pile Carpet, uPVC D/g window to rear, Radiator, 4x Mirrored sliding doors to the fitted wardrobes.

## Bedroom 2

11' 1" x 10' 8" (3.38m x 3.25m)

Fitted Thick Pile Carpet, uPVC D/g window to rear, Radiator, Recess with Hanging Rail.

## Bedroom 3

8' 4" x 7' 9" (2.54m x 2.36m)

Fitted Thick Pile Carpet, uPVC D/g window to front, Modern vertical radiator, Custom fitted storage box with step up to the fitted cupboard with a hanging rail and fixed shelving.

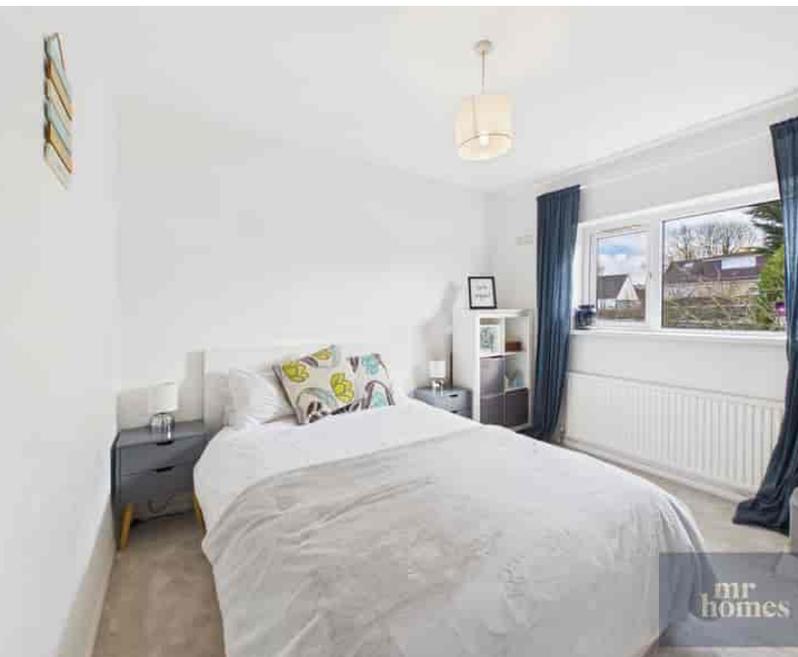
## Family Bathroom Suite

8' 2" x 5' 7" (2.49m x 1.70m)

P-Shaped Panel Bath with Chrome Mixer Tap, Glass Shower Screen and Mixer Shower with a Rainfall & Handheld Shower Heads, Floating Wash Hand Basin with Chrome Mixer Tap and Vanity Drawer, Close-Coupled W.c, Chrome Ladder/Towel Radiator, Wall Mounted Electric Extractor Fan, and a uPVC Obscured D/g Window to Front.

## Outside Front

SOUTH-FACING Rear Garden - Enclosed



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** On Street.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**EPC Rating:** C (71)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**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

Conservation Area - No

Flood Risk- River : Very low - Seas : Very low

Floor Area - 1,022 ft<sup>2</sup> / 95 m<sup>2</sup>

Plot size - 0.08 acres

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 4 Mbps

Superfast - 80 Mbps

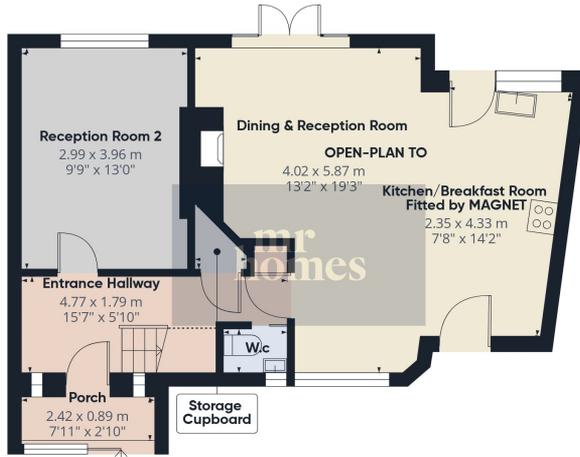
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

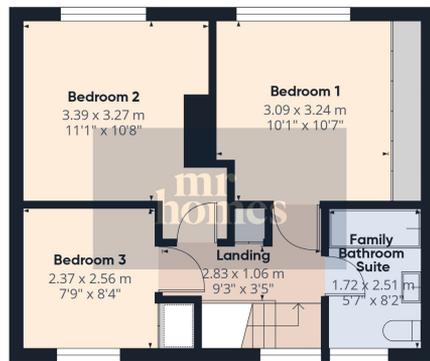
BT - Sky - Virgin



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>m</sup>

90.2 m<sup>2</sup>  
972 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(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.

GIRAFFE 360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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