

FOR SALE

Guide Price £160,000 to £170,000 Freehold



mr  
homes

## Lauriston Close, Caerau, Cardiff. CF5 5PT

- \*\*\* NO CHAIN SALE \*\*\*
- GUIDE PRICE £160,000 to £170,000
- 2-BED HOUSE
- CUL-DE-SAC LOCATION
- PRIVATE DEVELOPMENT
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- PRIVATE DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN
- TENURE: FREEHOLD



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

02920 204555  
info@mr-homes.co.uk



## PROPERTY DESCRIPTION

\*\*\* Guide Price £160,000 to £170,000 \*\*\* NO CHAIN \*\*\* OPEN TO OWNER OCCUPIERS - 2-BEDROOM HOUSE - CUL-DE-SAC LOCATION - PRIVATE DEVELOPMENT - TENURE: FREEHOLD.

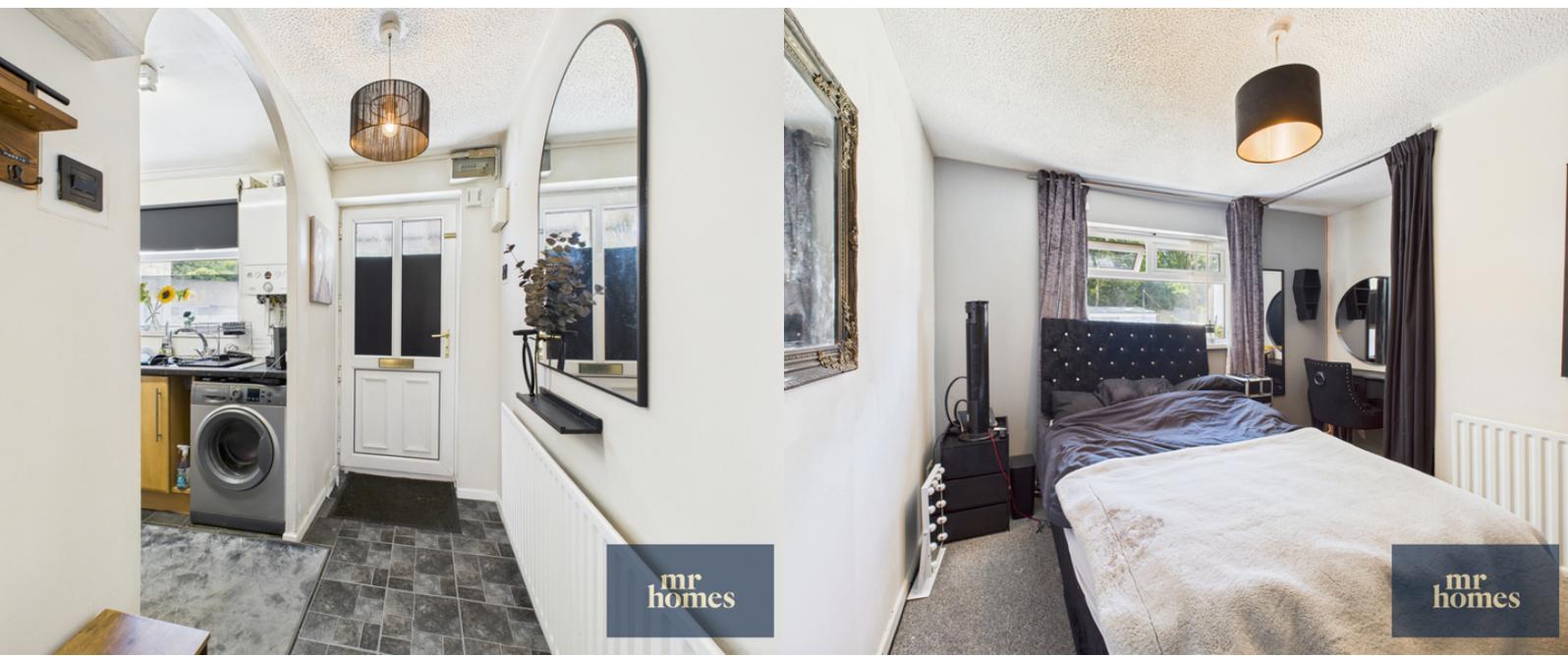
MR HOMES Offer FOR SALE with No Ongoing Chain this 2-Bedroom Mid-Terrace House, comprising in brief; Entrance Hall, Kitchen, Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2 & the Family Bathroom Suite. Private Driveway to Front, Enclosed Rear Garden.

The Property Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Atlantic 24 kW Combi-Boiler.

This Property offers easy access to a number of local amenities, schools, parks and excellent transport links.

EPC Rating = C. Council Tax Band = C.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

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### **Entrance Hallway**

7' 10" x 3' 8" (2.39m x 1.12m)

### **Kitchen**

7' 11" x 7' 10" (2.41m x 2.39m)

### **Living & Dining Room**

16' 8" x 11' 9" (5.08m x 3.58m)

### **1st Floor Landing**

5' 9" x 3' 8" (1.75m x 1.12m)

### **Bedroom 1**

12' 5" x 8' 9" (3.78m x 2.67m)

### **Bedroom 2**

10' 6" x 6' 8" (3.20m x 2.03m)

### **Family Bathroom**

7' 1" x 4' 11" (2.16m x 1.50m)

### **Outside Front - Low-Maintenance**

### **Private Driveway to Front**

### **Rear Garden - Enclosed**



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (70)

**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, 100 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

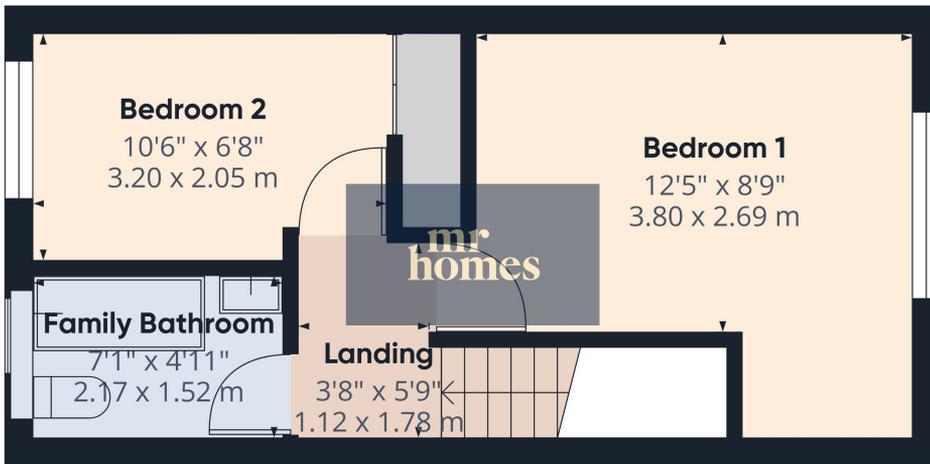
Lighting: Low energy lighting in 40% of fixed outlets



# FLOORPLAN & EPC



Ground Floor



1st Floor



**Approximate total area<sup>m</sup>**  
 558 ft<sup>2</sup>  
 51.8 m<sup>2</sup>

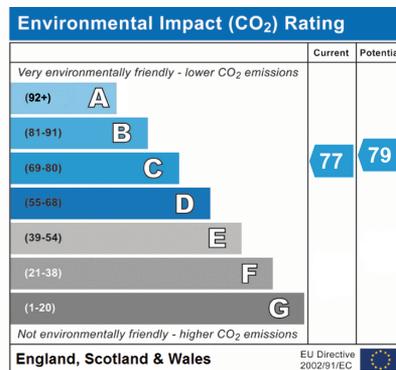
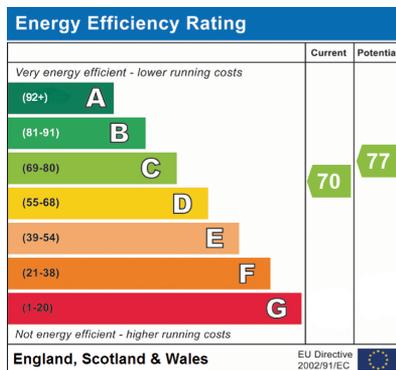
**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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



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