

**FOR SALE**

Guide Price £170,000 to £180,000 Freehold



## Macdonald Place, Cardiff, South Glamorgan. CF5 4NZ

- 2-BED FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS or INVESTOR/LANDLORDS
- VERY WELL PRESENTED THROUGHOUT
- RE-FITTED MODERN KITCHEN
- SPACIOUS LIVING ROOM with BAY WINDOW
- 2x DOUBLE BEDROOMS
- 3-PIECE WHITE MATCHING BATHROOM SUITE
- PRIVATE DRIVEWAY to FRONT with ASTROTURF
- LARGE & ENCLOSED REAR GARDEN - SOUTH-FACING
- 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: £170,000 to £180,000 \*\*\* MR HOMES are pleased to Offer FOR SALE this Very Well Presented 2-Bedroom Family Home, Ideal for First Time Buyers or Landlords/Investors. The Property Benefits from a Re-Fitted Kitchen, a Spacious Living Room, a Modern Family Bathroom Suite and 2x Double Bedrooms. There is a Ramp Offering Wheelchair/ Level Access into the Property, Off-Road Parking to Front with Astroturf and a Newly laid Patio to the Rear Garden. The Rear Garden is SOUTH FACING and Enclosed. Further Benefits include; uPVC Double Glazing Windows and a Newly Fitted Ideal Logic MAX c30 kW Combi-Boiler.

EPC RATING = D. COUNCIL TAX BAND = B.

BOOK YOUR VIEWING TODAY ON 02920 204 555

FREE MORTGAGE ADVICE AVAILABLE

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Entrance Hall

3' 4" x 4' 4" (1.02m x 1.32m)

Entered via uPVC Door - Laminate Flooring - Double Panel Radiator. Door to Lounge, Staircase to 1st Floor.

### Living Room

12' 6" x 14' 6" into Bay Window (3.81m x 4.42m)

Laminate Flooring - uPVC D/g Bay Window to Front - Electric Fire - Double Panel Radiator - Wall Features up to half-Height. Door to Kitchen.

### Kitchen - Re-Fitted & Modern

5' 11" x 15' 8" (1.80m x 4.78m)

Tiled Flooring - 2x uPVC D/g Windows to Rear - Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs - Sink & Drainer with Mixer Tap - Space for Freestanding Gas/Electric Cooker - Space for Tall Fridge-Freezer - Radiator - Wall Mounted RCD Consumer Unit - Understair Storage Cupboard with Shelving - uPVC D/g Door to Rear Garden.

### 1st Floor Landing

2' 11" x 3' 7" (0.89m x 1.09m)

Fitted Carpet - Hatch to Insulated Loft - Doors to; Bedrooms 1, 2 & Family Bathroom.

### Bedroom 1

9' 1" x 13' 7" to front of fitted wardrobe (2.77m x 4.14m)

Fitted Carpet - uPVC D/g Window to Front - Double Doors to Fitted Wardrobe - Double Panel Radiator.

### Bedroom 2

9' 8" x 9' 11" (2.95m x 3.02m)

Fitted Carpet - uPVC D/g Window to Rear - Double Panel Radiator - Airing Cupboard Housing an Ideal Logic MAX c30 kW Combi-Boiler.

### Family Bathroom

5' 7" x 5' 10" (1.70m x 1.78m)

Panel Bath with Electric Shower Over - Pedestal Wash Hand Basin - Close-Coupled W.c - Wall Mounted Electric Extractor Fan - Radiator - uPVC Obscured D/g Window to Rear - Fully Tiled Walls.

**Outside Front - Disabled Ramp Access.**

**Off-Road Parking to Front Over Laid AstroTurf**

### Landscaped Rear Garden

Newly Laid Patio, Fence Dividing Large Garden Enclosed by Feather Edge Fencing and Brick Walls. Wood Panel Storage Shed to the Rear of the Garden.



MATERIAL INFORMATION

Council Tax: Band B  
N/A  
Parking Types: Driveway. Off Street. Private.  
Heating Sources: Double Glazing. Gas Central.  
Electricity Supply: Mains Supply.  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: Cable.  
Accessibility Types: Level access. Ramped access. Step free access.

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  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

75 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



