

**FOR SALE**

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



mr  
homes

# 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.

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Mr Homes Estate Agents  
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## 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



