

FOR SALE

£290,000 to £300,000 £290,000 Freehold



27 Michaelston Road, Michaelston, Cardiff. CF5 4SW

- 3-BED SEMI-DETACHED DORMER BUNGALOW/HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- LEVEL ACCESS FROM REAR
- 20ft SPACIOUS LIVING/DINING ROOM
- 2x GROUND FLOOR BEDROOMS
- GROUND FLOOR WET/SHOWER ROOM
- MODERN RE-FITTED KITCHEN
- LARGE MASTER BEDROOM with EN-SUITE (DORMER EXTENDED)
- ATTRACTIVE & LANDSCAPED REAR GARDEN
- GARAGE



PROPERTY DESCRIPTION

*** Guide Price: £290,000 to £300,000 *** IMMACULATELY PRESENTED 3-BED DORMER/BUNGALOW/HOUSE - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN UPGRADED TO A QUALITY FINISH THROUGHOUT - BEAUTIFULLY LANDSCAPED REAR GARDEN - SPACIOUS LIVING/DINING ROOM - 2x GROUND FLOOR DOUBLE BEDROOMS - GROUND FLOOR WET/SHOWER ROOM - A MODERN RE-FITTED KITCHEN with WALK-IN-PANTRY - 1st FLOOR DORMER EXTENDED MASTER BEDROOM with EN-SUITE - LARGE ATTIC STORAGE/SPACE & a 2nd ATTIC STORAGE/SPACE - LOW-MAINTENANCE FRONT GARDEN - GARAGE IN A ROW OF 9 GARAGES TO THE REAR - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - TENURE; FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this 3-Bedroom Semi-Detached Dormer Bungalow/House, comprising in brief; Inviting Entrance Hallway, Spacious Living/Dining Room, Re-Fitted Modern Kitchen, Walk-In-Pantry, Bedroom 2, Bedroom 3, Wet/Shower Room, Staircase to the 2nd Floor Landing, Master Bedroom with Fitted Wardrobe, En-Suite with Airing Cupboard, Large Attic Space for Storage, 2nd Attic Space for Storage. The Front Garden is Low-Maintenance with Astroturf, there is a Lockable Side Gate which Accesses the Beautifully Landscaped West-Facing Rear Garden. Lockable Gate Accesses the Rear Lane and Leads to the Garage. This Lovely Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/michaelstonroad27ap/EPC> Rating = D.Council Tax Band = D.Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location*** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Entered via uPVC Obscure D/g Door With Matching Window and Letterbox To Side, L-Shaped Hallway, Laminate Flooring Laid Over Parquet Flooring, Feature Paneled Walls Up to Half Height, Single Panel Radiator, Plastered Ceiling, Chandelier Light to Remain, Doorway to Living/Dining Room, Oak Doors to Bedroom 3, Shower/Wet Room and Bedroom 2, Doorway to Kitchen, Stairs to First Floor Landing.

Living/Dining Room

Laminate Flooring Over Parquet Flooring, Double Panel Radiator, uPVC D/g Window to Front, Living Flame Gas Feature Fireplace Set On A Marble Hearth With A Marble Grate And A Mantelpiece Surround, Coving to Ceiling, Plastered Ceiling.

Kitchen - Re-Fitted & Modern

Large Kitchen, Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Hose Tap Over, Beko 4 Ring Gas Hob With Extractor Hood Over, Beko Waist Height Fan Assisted Electric Oven, Plumbed for Washing Machine, Space For Tumble Dryer, uPVC D/g Window to Rear, Plastered Ceiling, Modern 17 Bar Radiator, uPVC Obscure D/g Door to Rear Garden, Doorway to Walk-In Pantry.

Walk-In Pantry.

Tiled Floor, Fixed Shelving, One Wall Tiled to Half Height.

Large Room With Pitched Roof

Reduced Headroom, Fitted Carpet, Power Points, Lighting, Used As A Storage Room, But Could Be Used As An Additional Bedroom.

Bedroom 2

Laminate Flooring Over Parquet Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Blinds To Stay.

Bedroom 3

Laminate Flooring Over Parquet Flooring, uPVC D/g Window to Front, Single Panel Radiator, Blinds To Stay.

Shower/Wet Room

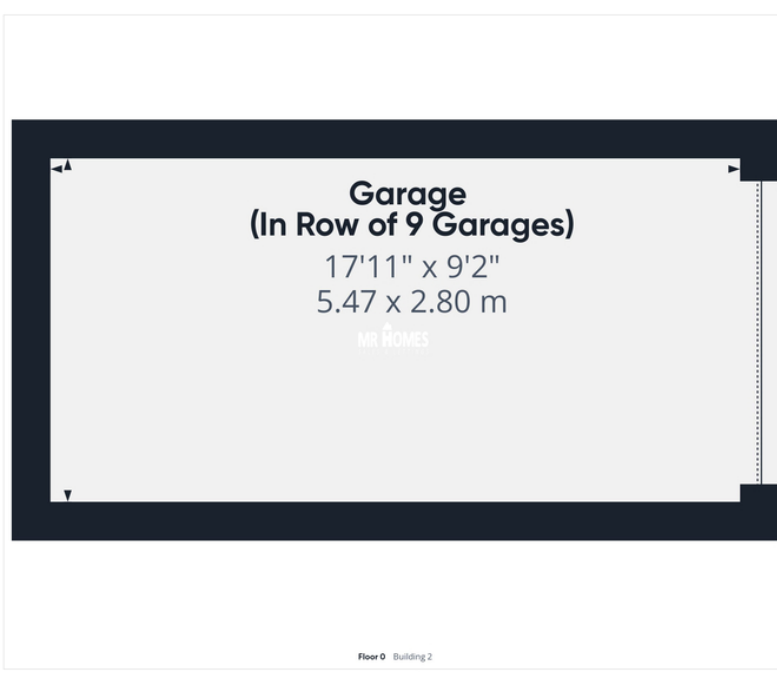
Walk-In Shower Cubicle With Mixer Shower And Swinging Glass Shower Door, Close Coupled W.c., Oval Wash Hand Basin With Chrome Mixer Tap Over, Set In A Vanity Unit With 2 Drawers, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Wall Mounted Nuaire Extractor Fan, uPVC Obscure D/g Window to Side, Chandelier Light to Remain.

Staircase to 2nd Floor Landing

Fitted Carpet, Handrail On Left Hand Side, Feature Paneled Walls Up to Half Height, Door Into Large Room With Pitched Roof.

Master Bedroom

Dorma Extended Room, Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Front, Double Doors to Fitted Wardrobes, Door to Large Storage Area In The Eaves, Door to En-Suite.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 150 mm loft insulation

Walls: Cavity wall, as built, partial insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 70% of fixed outlets

EPC Rating: D (66)

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?

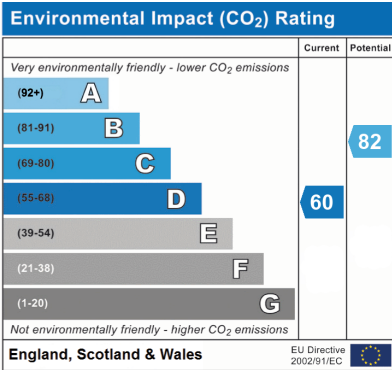
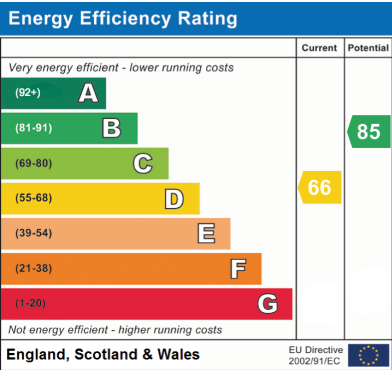
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC



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