

FOR SALE

£225,000 Freehold



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# Crossways Road, Cardiff, South Glamorgan. CF5 4HL

- 3 BEDROOMS
- DRIVEWAY
- BAY FRONTED LIVING ROOM
- GENEROUS CORNER PLOT
- GUEST WC
- SEMI-DETACHED HOUSE
- EXCELLENT TRANSPORT LINKS
- LOG BURNER
- FRONT & REAR GARDENS
- SEPARATE UTILITY ROOM

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

02920 204555  
info@mr-homes.co.uk



## PROPERTY DESCRIPTION

Discover this charming 3-bedroom semi-detached house perfectly positioned on a generous corner plot, offering exceptional space both inside and out. Ideally located in a sought-after neighbourhood with excellent transport links, this delightful home presents a wonderful opportunity for families and first-time buyers alike to settle into a vibrant community with easy access to local amenities and commuter routes.

Step inside to a warm and inviting bay-fronted living room, featuring a cosy log burner that creates a comforting focal point for those relaxing evenings at home. The natural light floods through the bay windows, highlighting the spacious layout and providing an airy and welcoming atmosphere.

The practical design continues with a well-appointed kitchen and a separate utility room, ensuring ample storage and work surfaces for all your culinary adventures while keeping the laundry and extra appliances tucked away. A handy guest WC adds convenience for visitors, further enhancing the functionality of this superb family home.

Upstairs, three generously sized bedrooms offer plenty of space for restful nights, study areas, or additional storage. The family bathroom services all three bedrooms and is comfortably appointed to cater to your household's needs. Each room benefits from large windows, allowing natural sunlight to stream through and brighten the interiors.

One of the standout features of this property is the extensive front and rear gardens, wrapping around the corner plot to provide a private, green oasis perfect for outdoor entertaining, relaxing, or gardening. The driveway offers convenient off-street parking, a valuable addition in this popular area. Whether it's enjoying summer BBQs with friends or providing a safe play area for children, the outdoor space here truly enhances the home's appeal.



## ROOM DESCRIPTIONS

### Outside Front

Driveway; area laid to lawn with mature palm tree

### Entrance Hallway

3' 5" x 6' 8" (1.04m x 2.03m) Accessed via uPVC front door with leaded, obscured DG panel; laminate flooring; radiator; access to Living Room; carpeted stairs rise to first floor.

### Living Room

14' 8" x 13' 7" INTO BAY (4.47m x 4.14m) Laminate flooring; radiator; open fireplace with log burner; under stairs cupboard housing RCD Consumer Unit

### Kitchen/Diner

11' 10" x 10' 2" (3.61m x 3.10m) Tiled flooring; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Hotpoint 5-ring gas hob with glazed splash back and extractor hood over; integrated Hotpoint electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space for free-standing fridge/freezer; radiator; uPVC DG window to rear; open plan to rear hallway

### Rear Hallway

3' 0" x 4' 5" (0.91m x 1.35m) Tiled flooring continues from Kitchen/Diner; access to Utility Room and Guest WC; uPVC door with obscured DG panels provides access to Rear Garden

### Utility Room

6' 2" x 5' 1" (1.88m x 1.55m) Tiled flooring; cupboards with worktop over; space and plumbing for washing machine; Vaillant ecoFIT pure gas central heating combi boiler; uPVC DG window to side

### Guest WC

2' 7" x 4' 5" (0.79m x 1.35m) Tiled flooring; WC; uPVC obscured DG window to side

### First Floor Landing

5' 0" MAX x 7' 8" MAX (1.52m x 2.34m) Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

### Bedroom 1

10' 11" x 12' 0" (3.33m x 3.66m) Carpeted; radiator; uPVC DG window to front

### Bedroom 2

10' 6" x 10' 1" (3.20m x 3.07m) Carpeted; radiator; uPVC DG window to rear

### Bedroom 3

7' 6" x 8' 3" (2.29m x 2.51m) Carpeted; radiator; uPVC DG window to front

### Family Bathroom

6' 7" x 6' 0" (2.01m x 1.83m) Vinyl flooring; partially tiled walls; radiator; unit comprising sink with mixer tap and WC; panelled bath with mixer tap and shower attachment; uPVC obscured DG window to rear

### Rear Garden

Patio area laid to concrete; outside tap; steps up to rear garden with area laid to decorative paving slabs and separate area laid to stone chippings; redundant pond; mature hedges; timber shed; timber gate providing access to side of property.



## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**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

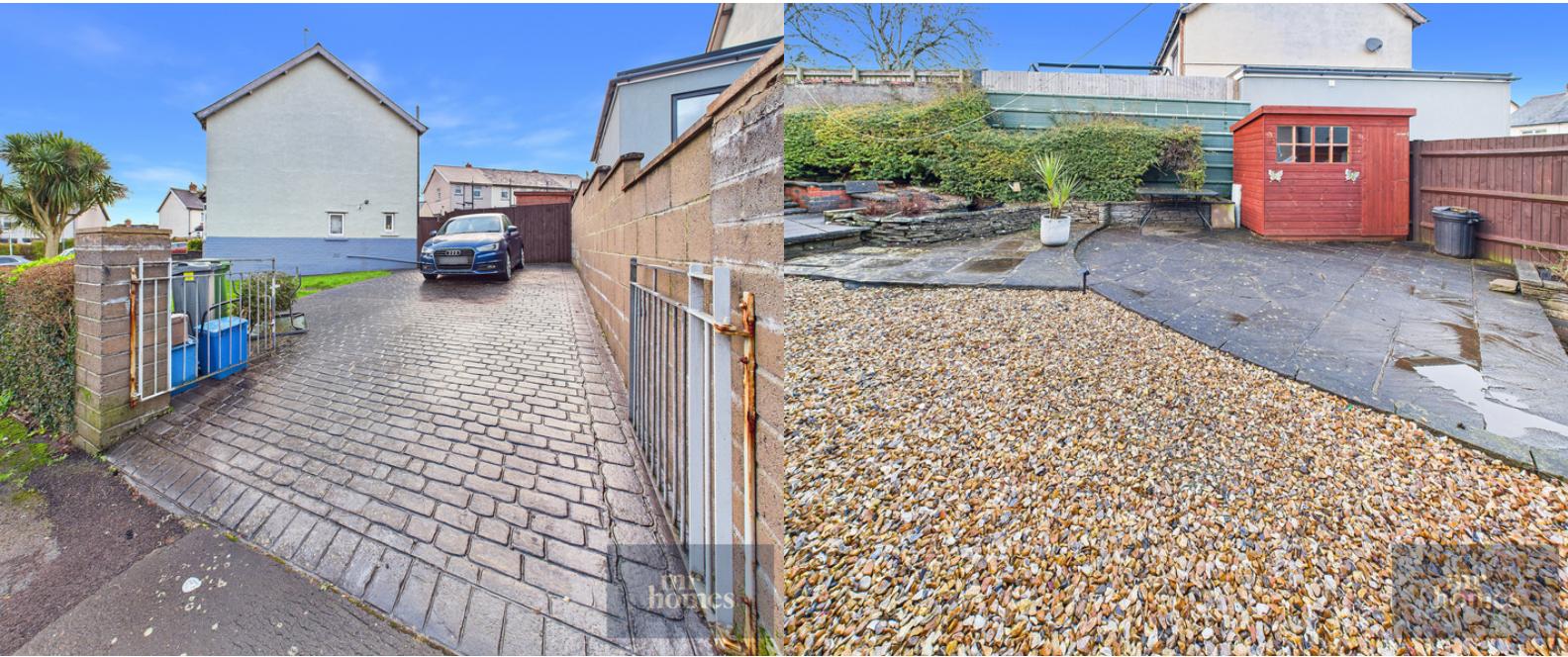
**The existence of any public or private right of way?** No

### Mobile Signal

Please see Ofcom coverage checkers

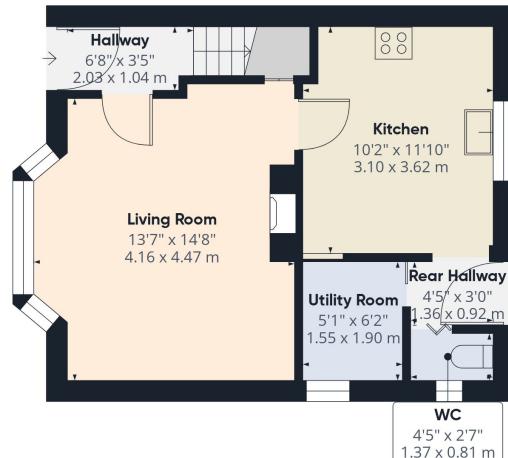
### Construction Type

Standard



## FLOORPLAN

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Approximate total area<sup>(1)</sup>

796 ft<sup>2</sup>

74 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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