

**FOR SALE**

Guide Price: £230,000 to £240,000 Freehold



mr  
homes

# Bishopston Road, Caerau, Cardiff. CF5 5EA

- 3-BED SEMI-DETACHED FAMILY HOME
- VERY WELL PRESENTED - MOVE STRAIGHT IN
- NEW ROOF FITTED 11-JUNE-2020 with 10 YEAR GUARANTEE
- NEW WINDOWS FITTED 14-DEC-2020 with 10 YEAR GUARANTEE
- SPACIOUS KITCHEN/DINER
- UTILITY ROOM
- LARGE & ENCLOSED REAR GARDEN
- TRIPLE 'BRICK-PAVED' DRIVEWAY
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.

mr  
homes

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: £230,000 to £240,000 \*\*\* Welcome to this beautifully presented 3-bedroom semi-detached family home located in the sought-after area of Caerau. Offering a perfect blend of space, comfort, and modern features, this property is ready for you to move straight in and start creating memories. Boasting a spacious kitchen/diner and a generous size reception room, this home is ideal for families looking for both functionality and style. Features include; A utility room, large & enclosed rear garden, triple 'brick-paved' driveway, new roof fitted 2020 with 10 year guarantee, new windows fitted 2020 with 10 year guarantee, gas c/h powered by a Worcester greenstar 28i junior combi-boiler. EPC Rating = D. Council Tax Band = B.

EARLY VIEWING HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 TODAY

FREE MORTGAGE ADVICE AVAILABLE -

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



## ROOM DESCRIPTIONS

### SUMMARY

Upon arrival, you will appreciate the triple brick-paved driveway, providing ample off-road parking for multiple vehicles – a true convenience for busy households and visitors alike. The exterior of the property benefits from newly fitted windows installed on 14th December 2020, all backed by a 10-year guarantee, ensuring great energy efficiency and peace of mind for years to come. Additionally, a brand-new roof was fitted on 11th June 2020, also covered by a 10-year guarantee, underpinning the property's excellent condition and quality workmanship.

Step inside to discover a spacious and inviting living room filled with natural light, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the large kitchen/diner, providing ample room for cooking, dining, and entertaining guests. Complementing the kitchen is a practical utility room, perfect for additional storage and laundry needs – a real bonus for family living.

This well-maintained home features three good-sized bedrooms, offering plenty of space for children, guests, or a home office. The bathroom is functional and neatly presented, completing the interior accommodation. Comfort is assured throughout with uPVC double-glazed windows and gas central heating powered by a modern combi-boiler, ensuring warmth and efficiency during the colder months.

The property sits on a large, enclosed rear garden – a safe and private outdoor space ideal for children to play or for enjoying alfresco dining under the summer sun. The garden also offers great potential for further landscaping or the addition of a garden room or shed, depending on your needs and preferences.

Situated on a freehold tenure, this family home represents excellent value and a fantastic opportunity to settle into a vibrant community. Caerau boasts good local amenities, schools, and transport links, making it a convenient location for families and commuters alike.

If you are searching for a spacious, ready-to-move-in family home with ample parking, modern features, and a lovely garden, this property ticks all the boxes. Don't miss out on making this exceptional Caerau house your new home. Contact us today to arrange a viewing and experience all that this fantastic property has to offer.

**Entrance Hallway - 9' 9" x 3' 4" (2.97m x 1.02m)**

**Living Room - 14' 6" x 10' 10" (4.42m x 3.30m)**

**Kitchen/Diner - 21' 3" x 9' 10" (6.48m x 3.00m)**

**Utility Room - 11' 5" x 5' 9" (3.48m x 1.75m)**

**Landing - 7' 2" x 6' 5" (2.18m x 1.96m)**

**Bedroom 1 - 11' 7" x 10' 10" (3.53m x 3.30m)**

**Bedroom 2 - 14' 6" x 8' 5" (4.42m x 2.57m)**

**Bedroom 3 - 9' 2" x 7' 10" (2.79m x 2.39m)**

**Modern Family Bathroom Suite - 6' 5" x 5' 6" (1.96m x 1.68m)**

**Private 'Brick-Paved' Triple Driveway to Front - (Holds Up to 3 Vehicles)**

**Rear Garden - Enclosed**

Patio to Mainly Laid Lawn, Enclosed by Brick Walls & Feather Edge Fencing.



## 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.

**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

### Mobile Signal

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 4 Mbps

Superfast - 78 Mbps

Ultrafast - 1800 Mbps

### Satellite / Fibre TV Availability

BT

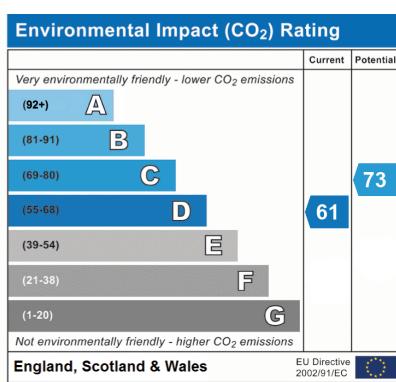
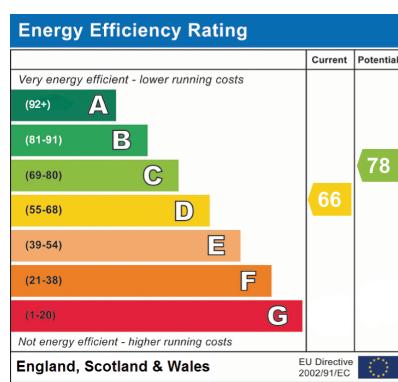
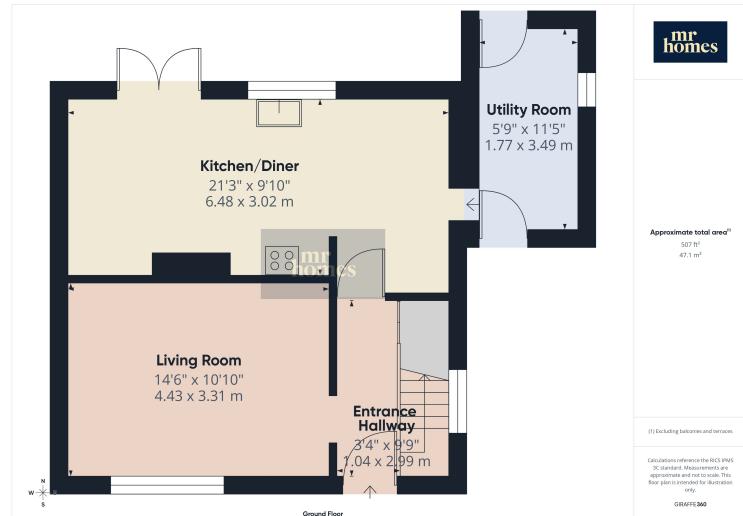
Sky

Virgin



## FLOORPLAN & EPC

mr  
homes



Mr Homes Cardiff  
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD  
02920 204555  
[info@mr-homes.co.uk](mailto:info@mr-homes.co.uk)