

FOR SALE

Offers Over £240,000 £240,000 Freehold



84 Heol Yr Odyn, Cardiff. CF5 5QX

- NO CHAIN
- RECENTLY RENOVATED
- 3 BEDROOMS
- DRIVEWAY
- ENCLOSED REAR GARDEN
- 2 RECEPTION ROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** GUIDE PRICE £250,000 *** NO CHAIN - VACANT POSSESSION - RECENTLY RENOVATED INCLUDING NEW CARPETS - NEWLY GRAVELLED DRIVEWAY - 3 BEDROOMS - 2 RECEPTION ROOMS - CONSERVATORY - UTILITY ROOM - GUEST WC - LARGE ENCLOSED REAR GARDEN - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to be representing our clients in bringing to market FOR SALE with NO ONGOING CHAIN this impressive family home. It offers versatile living accommodation and 3 decent-sized bedrooms. The property is beautifully presented having been freshly redecorated internally, included new carpeting, and a full repaint externally. These improvements extend to a newly gravelled driveway to the front and brand new fence panels enclosing the rear garden on all boundaries providing a private and secure space for you, your friends and family to take full advantage of the south-easterly aspect. Tenure: Freehold EPC Rating: C Council Tax Band: C Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Driveway area laid to gravel

Entrance Hall

Tiled flooring

Living Room

Carpeted; radiator; decorative fireplace surround; uPVC DG window to front

Dining Room

Carpeted; radiator; stone clad decorative fireplace; uPVC sliding patio door providing access to Conservatory

Conservatory

uPVC Construction; laminate flooring; uPVC door provides access to Rear Garden

Kitchen

Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated Lamona 4-ring electric hob; integrated LOGIK electric fan-assisted oven; uPVC DG windows to front

Utility Room

Tiled flooring Main Combi Eco boiler; wall mounted cabinets; worktop with tiled splash back

Guest WC

Tiled flooring; WC; uPVC obscured DG window to front

First Floor Landing

Carpeted; storage cupboard; loft hatch; uPVC DG window to Front

Bedroom 1

Carpeted; radiator; uPVC DG window to rear

Bedroom 2

Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 3

Carpeted; radiator; over stairs built-in cupboard; uPVC DG window to front

Family Bathroom

Tiled flooring; fully tiled walls; pedestal Wash hand basin with mixer tap; WC; panelled bath with separate taps and mains powered shower over; radiator; uPVC obscured DG window to front



MATERIAL INFORMATION

Council Tax: Band C

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.

EPC Rating: C (72)

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

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 300 mm loft insulation

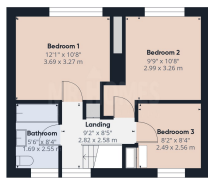
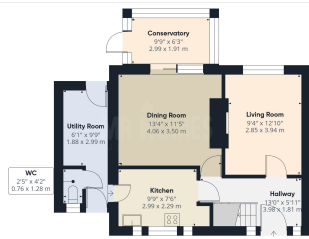
Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 90% of fixed outlets



FLOORPLAN & EPC



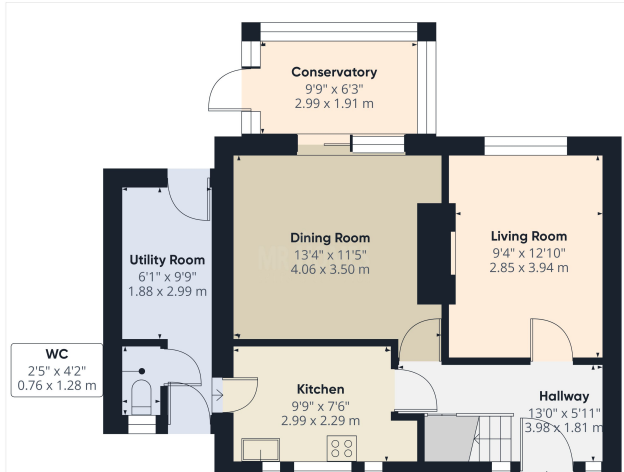
MR HOMES

Approximate total area⁽¹⁾
90.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS PAS 98 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC 360



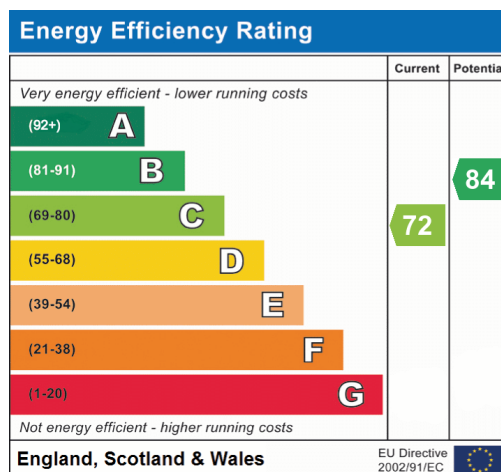
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GRAPHIC 360



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