



Narberth Road, Caerau, Cardiff. CF5 5EY

- EXTENDED 2-BED END-OF-LINK PROPERTY - NO CHAIN
- ENLARGED & SPACIOUS LIVING ROOM
- LARGE KITCHEN
- DOWNSTAIRS W.C.
- 2x DOUBLE BEDROOMS
- UPSTAIRS SHOWER ROOM
- ENCLOSED FRONT GARDEN
- LARGE & ENCLOSED REAR GARDEN
- PRIVATE 'GATED' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



PROPERTY DESCRIPTION

* Guide Price £170,000 to £180,000 * NO CHAIN * This extended 2-bedroom end-of-link house in Caerau offers spacious and versatile living for families or professionals alike. Boasting an enlarged living room filled with natural light, the property features a large kitchen perfect for cooking and entertaining. Benefitting from a convenient downstairs W.C. and an upstairs shower room, You can put your own stamp on this ideal property for First Time Buyers. With uPVC double-glazed windows, Gas central heating powered by an IDEAL LOGIC 30kW combi-boiler, and 2 double bedrooms, comfort and efficiency are assured. Outside, the property enjoys both enclosed front and rear gardens, providing privacy and ample space for outdoor relaxation. A private gated driveway adds security and ease of parking. This family home presents an excellent opportunity to move straight in and make it your own. Don't miss out on this spacious property in a sought-after location. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

5' 4" x 3' 6" (1.63m x 1.07m)

Living Room

18' 2" max x 15' 7" max
(5.54m max x 4.75m max)

Door to Electricity Meter

Cupboard also housing RCD

Consumer Unit

Understair Storage Cupboard (Large)

Downstairs W.c

4' 5" x 2' 9" (1.35m x 0.84m)

Kitchen (EXTENDED)

11' 10" x 11' 4" (3.61m x
3.45m)

Landing

3' 9" x 2' 11" (1.14m x 0.89m)

Hatch to Insulated Loft

Bedroom 1

12' 9" x 10' 0" (3.89m x 3.05m)

Bedroom 2

10' 0" x 9' 9" (3.05m x 2.97m)

Fitted cupboard housing an
IDEAL LOGIC 30kW Combi-
Boiler.

Family Bathroom

5' 11" x 5' 8" (1.80m x 1.73m)

Front Garden - Enclosed

Lockable Side Gate access to
Side & Rear Garden

Private 'Gated' Driveway

Rear Garden - Enclosed

Wood Panel Storage Shed (To
Stay)



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Gated. Off Street. Private.

Heating Sources: Double Glazing.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: D (59)

Has the property been flooded in last 5 years? No

Flooding Sources: None.

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

Conservation Area - No

Flood Risk / River : Very low - Seas : Very low

Floor Area - 785 ft 2 / 73 m 2

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 7 Mbps

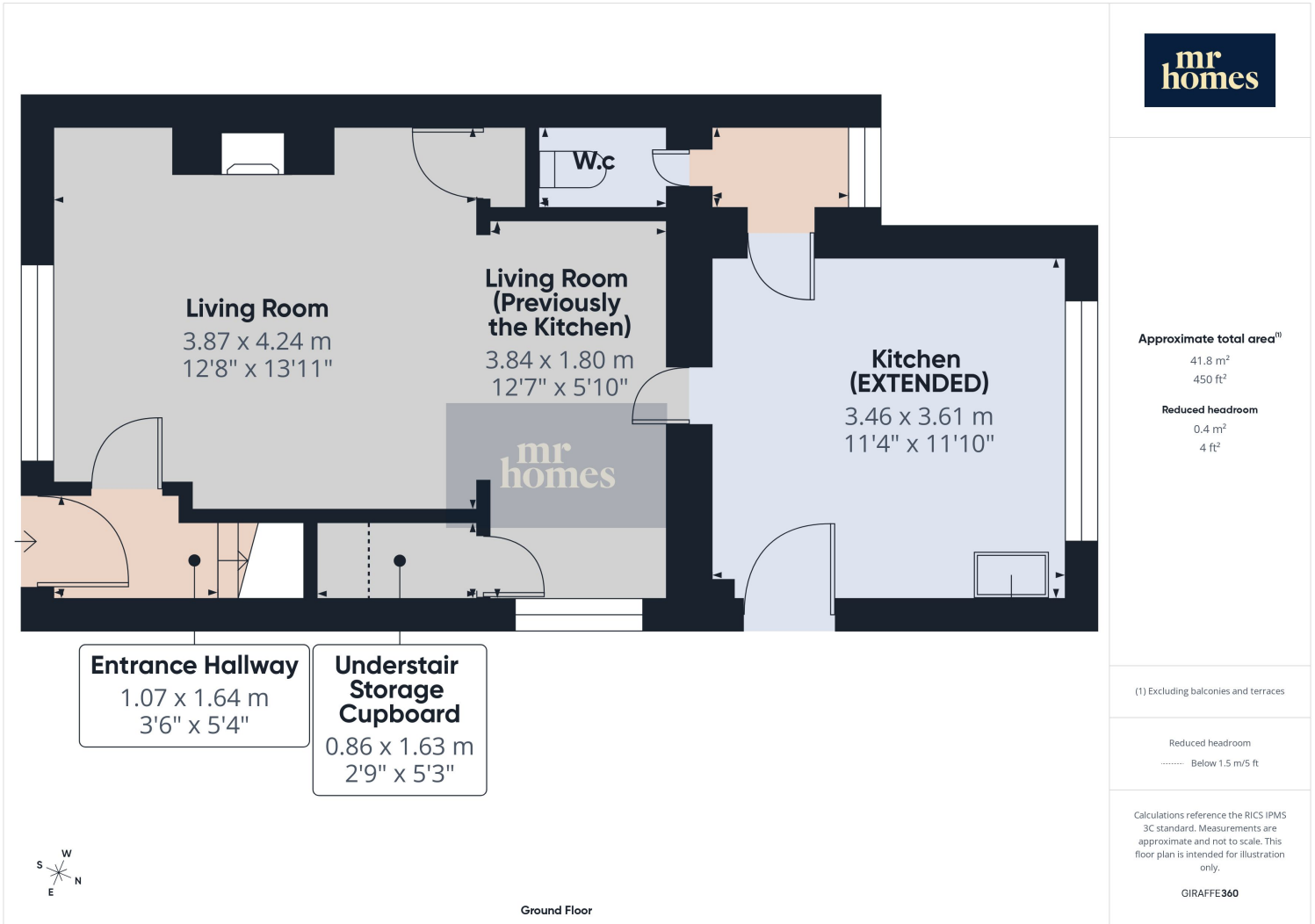
Superfast - 80 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin -





Approximate total area^m
41.8 m²
450 ft²

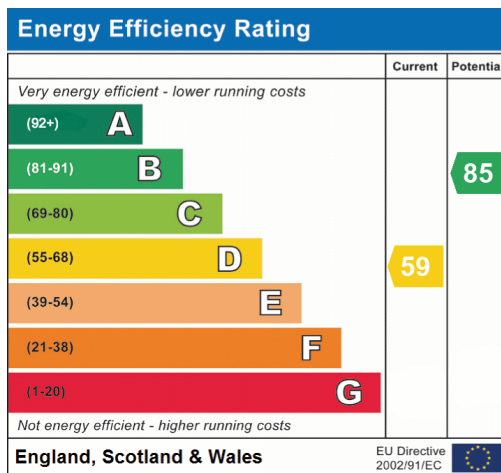
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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