

**FOR SALE**

Guide Price £190,000 to £200,000 Freehold



## Lauriston Park, Caerau, Cardiff. CF5 5QB

- \*\*\* NO CHAIN \*\*\*
- A VERY WELL PRESENTED 2x DOUBLE BED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- FITTED KITCHEN
- SPACIOUS LIVING/DINING ROOM
- 2x DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DOUBLE 'BRICK-PAVED' DRIVEWAY
- BEAUTIFUL REAR GARDEN with SIDE ACCESS TO FRONT & REAR GATE ACCESS
- TENURE: FREEHOLD.
- PRIVATE DEVELOPMENT
- uPVC D/G & GAS C/H with COMBI-BOILER





## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price: £190,000 to £200,000 \*\*\* MR HOMES are proud to Offer FOR SALE this Very Well Presented 2x Double Bedroom Family Home, Offering an exceptional opportunity for first time buyers and those seeking a charming family home, this beautifully presented two-bedroom end of terrace house is available with no onward chain. Situated within a private development, the property boasts a freehold tenure and combines comfort, convenience, and style in one delightful package.

EPC RATING = C. COUNCIL TAX BAND = C.

uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING POWERED BY AN IDEAL INDEPENDENT 24KW COMBI-BOILER.

FREE MORTGAGE ADVICE AVAILABLE UPON YOUR REQUEST

EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

### Summary

Upon arrival, you will appreciate the practicality of a double 'brick-paved' driveway providing ample off-road parking. The home welcomes you with uPVC double glazing and gas central heating powered by a modern combi boiler, ensuring warmth and energy efficiency throughout the year.

Inside, the spacious living/dining room acts as the heart of the home, offering a versatile and inviting space for relaxing or entertaining guests. The room floods with natural light and presents an ideal setting to unwind after a busy day or enjoy family meals in comfort. Adjoining this space is a well-appointed, fitted kitchen equipped with contemporary fixtures and ample storage, perfect for culinary enthusiasts and everyday meal preparation.

The property features two generous double bedrooms, each well-proportioned and filled with natural light, providing peaceful retreats at the end of the day. The modern shower room has been tastefully fitted to offer both functionality and style, complete with contemporary fixtures and a clean, fresh ambience.

One of the standout features of this home is the beautiful rear garden. Maintained to a high standard, this inviting outdoor space is perfect for enjoying sunny afternoons, gardening, or hosting summer barbecues. With convenient side access linking the front and rear gates, the garden offers privacy and ease of movement, adding to the overall appeal.

Set in a quiet and sought-after private development, this property not only offers a comfortable lifestyle but also excellent access to local amenities, transport links, and schools, making it an ideal base for young professionals,

couples, or small families looking to establish themselves in a welcoming community.

This delightful end of terrace house presents a fantastic opportunity to move straight in and make it your own, with no chain involved to delay your purchase. Don't miss your chance to secure this charming home that perfectly balances practical living with a welcoming atmosphere. Arrange your viewing today and experience all this property has to offer first hand.

**Entrance Hallway - 7' 9" x 4' 4" (2.36m x 1.32m)**

**Fitted Kitchen - 7' 10" x 7' 10" (2.39m x 2.39m)**

**Living/Dining Room - 16' 7" x 12' 6" (5.05m x 3.81m)**

Spiral Staircase & Patio Sliding D/g Door to Rear Garden

**Landing with Access to Insulated Loft**

**Bedroom 1 - 10' 2" x 8' 10" (3.10m x 2.69m)**

Fitted Wardrobes

**Bedroom 2 - 9' 10" x 7' 9" (3.00m x 2.36m)**

Airing Cupboard housing Ideal Independent 24kW Combi-Boiler & Fitted Wardrobes

**Shower Room with Multi-Jet Shower Cubicle - 7' 7" x 4' 11" (2.31m x 1.50m)**

7' 7" x 4' 11" (2.31m x 1.50m)

**Private 'Brick-Paved' Double Driveway to Front**

**Rear Garden - Patio with Astroturf - Enclosed by Brick Walls - Lockable gates to Front via Side and the Rear if the garden**



## MATERIAL INFORMATION

**Council Tax:** Band C

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:** C (71)

**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 - 15 Mbps

Superfast - 66 Mbps

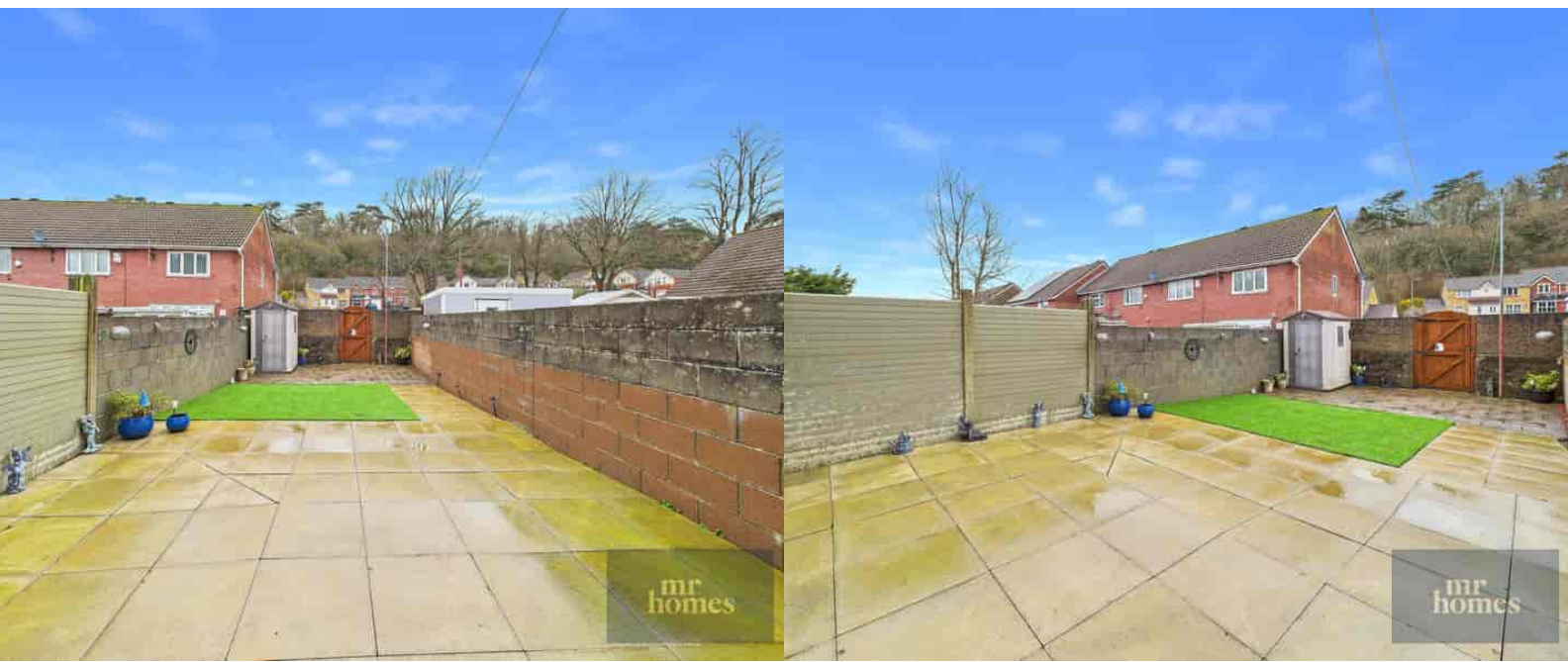
Ultrafast - 1800 Mbps

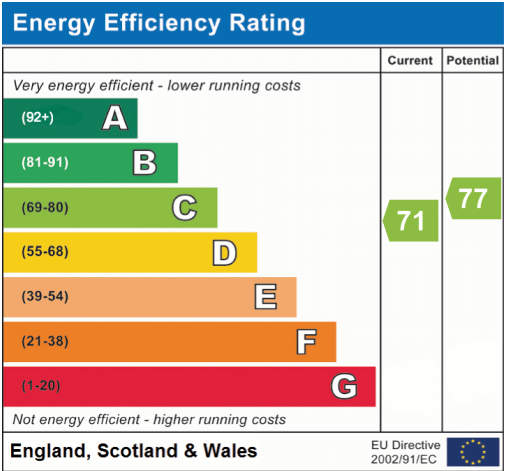
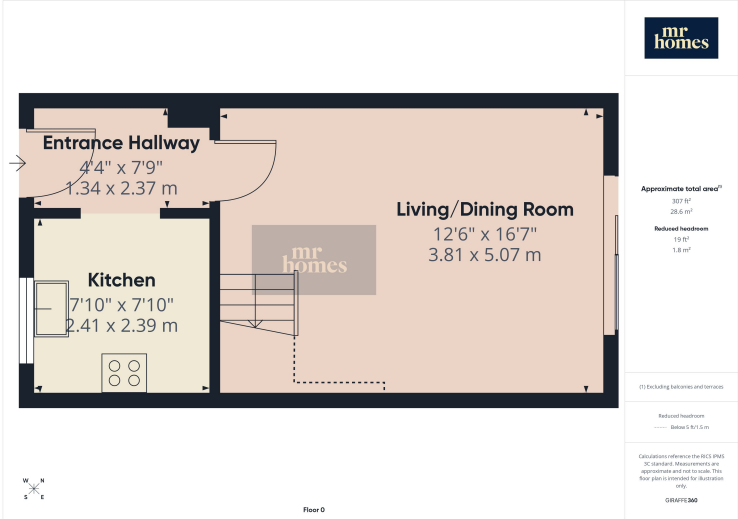
Satellite / Fibre TV Availability

BT

Sky

Virgin





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