

FOR SALE

Guide Price £170,000 to £180,000 Freehold



Meredith Road, Tremorfa, Cardiff. CF24 2SX

- *** NO CHAIN ***
- 4-BED EXTENDED FAMILY HOME
- LARGE CONSERVATORY
- ATTIC CONVERTED with EN-SUITE
- PRIVATE 'GATED' DRIVEWAY
- ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN - EAST FACING
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER
- EXCELLENT TRANSPORT LINKS - CLOSE TO SHOPS / AMENITIES
- TENURE: FREEHOLD.



Mr Homes Estate Agents
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PROPERTY DESCRIPTION

*** GUIDE PRICE: £170,000 to £180,000 *** MR HOMES OFFER FOR SALE THIS 4-BED EXTENDED FAMILY HOME - PUT YOUR OWN STAMP ON THIS PROPERTY - IDEAL FOR FIRST TIME BUYERS & INVESTOR/LANDLORDS - DORMER EXTENSION with EN-SUITE - LARGE CONSERVATORY - PRIVATE 'GATED' DRIVEWAY - ENCLOSED FRONT & REAR GARDENS - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

EPC RATING = D.

COUNCIL TAX BAND = C.

EARLY VIEWING RECOMMENDED - CALL US TODAY ON 02920 204 555

FREE MORTGAGE ADVICE AVAILABLE VIA INFIMO

WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hall - 6' 0" x 3' 1"
(1.83m x 0.94m)

Living Room - 16' 8" x 12' 10"
(5.08m x 3.91m)

Kitchen - 16' 10" x 9' 4" (5.13m x 2.84m)

Pantry/ Understair Storage Cupboard - 5' 5" x 2' 8" (1.65m x 0.81m)

Conservatory - 15' 4" x 8' 7"
(4.67m x 2.62m)

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1st Floor Landing - 7' 10" x 4' 3"
(2.39m x 1.30m)

Doors to Bedrooms 1, 2, 3,
Family Bathroom and Staircase
to the 2nd Floor Landing.

Bedroom 1 - (1st Floor) - 12' 10" x 10' 0" (3.91m x 3.05m)

Bedroom 2 (1st Floor) - 9' 7" x 9' 3" (2.92m x 2.82m)

Bedroom 3 (1st Floor) - 9' 10" x 6' 6" (3.00m x 1.98m)

Family Bathroom - (1st Floor) - 6' 11" x 4' 2" (2.11m x 1.27m)

2nd Floor Landing - (2nd Floor) - 3' 10" x 3' 1" (1.17m x 0.94m)

Bedroom 4 - Dormer Extended (2nd Floor) - 12' 11" x 9' 4"
(3.94m x 2.84m)

NB: Reduced Headroom Due to
Sloping Roof.

En-Suite - (2nd Floor) - 5' 10" x 4' 6" (1.78m x 1.37m)

Front Garden - Enclosed

Private 'Gated' Driveway

Rear Garden - Enclosed

East Facing Rear Garden,
Lockable Side Gate Access to
the Front. 2x Large Wood
Panel Storage Sheds.



MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: Gated. 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.

Mobile Signal
Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 2 Mbps

Superfast - 76 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT

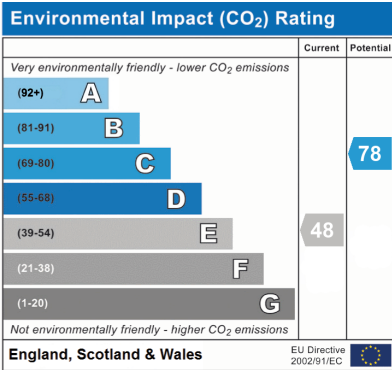
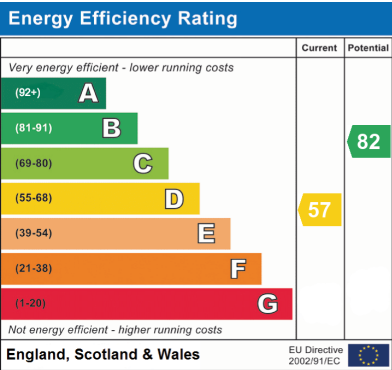
Sky

Virgin

EPC Rating: D (57)
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



FLOORPLAN & EPC



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