

FOR SALE

£215,000 £215,000 Freehold



16 Campion Place, Fairwater, Cardiff. CF5 3LP

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS
- ATTENTION LANDLORDS
- ATTRACTIVE FRONT GARDEN
- LARGE REAR GARDEN
- NEWLY FITTED SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** ASKING PRICE £215,000 *** NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - 3-BEDROOM SEMI-DETACHED PROPERTY - LARGE REAR GARDEN with OUTBUILDING (PREVIOUSLY GARAGE) - REQUIRES MODERNISATION AND COSMETIC ATTENTION - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR Homes are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this excellent opportunity to acquire a generously proportioned 3-bedroom semi-detached family home with large rear garden. The property requires modernisation and cosmetic attention throughout, which explains the lack of internal photography.

However, a new fully tiled shower room was installed earlier this year. The property benefits from a very attractive approach via pedestrian walkway with its front garden boasting an assortment of fruit trees. This property has huge potential for its next owner to end up with a fantastic family home. Tenure: Freehold EPC Rating: C Council Tax Band: D Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hall

Accessed via uPVC front door with obscured DG panels; carpeted

Guest WC

Vinyl floor tiles; WC; uPVC DG window to side

Kitchen

Tiled flooring; fitted kitchen with matching wall and base units with worktops over; tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Newworld 4-ring electric hob; integrated electric oven; space and plumbing for washing machine; Potterton Titanium Combi boiler

Living Room

Carpeted; radiator; uPVC DG window to front

Dining Area

Carpeted; uPVC French Doors to rear

First Floor Landing

Carpeted; uPVC obscured DG window to side; access hatch to loft

Bedroom 1

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

Bedroom 2

Carpeted; radiator; uPVC DG window to front

Bedroom 3

Carpeted; radiator; uPVC DG window to rear

Family Bathroom

Vinyl flooring; fully tiled walls; double shower tray with dual shower heads; vanity unit comprising sink with mixer tap; WC; ladder style radiator uPVC obscured DG window to side

Garage/Outbuilding

Original garage; partly converted (not to Building Regs); 2 x uPVC DG windows; uPVC door for pedestrian access

Rear Garden

Raised decking area; path laid to paving slabs leads to uPVC DG rear door with access to lane; areas laid to lawn to both sides of path; access to front of property via timber gate



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

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 (73)

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, limited insulation (assumed)

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 38% of fixed outlets





Floor 0 Building 1



Floor 1 Building 1

MR HOMES

Approximate total area⁽¹⁾
1054 ft²
98.8 m²

Floor 0 Building 2



Floor 0 Building 1

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Approximate total area⁽¹⁾
867 ft²
80.5 m²

Floor 1 Building 1

(1) Excluding balconies and services

Calculations reference the RICS/PMS
3C Standard. Measurements are
approximate and subject to change.
This floor plan is intended for illustration
only.

GIRAFFE 360

