

**FOR SALE**

Offers in the Region Of £220,000 Freehold



**mr homes**

# Heol Trelai, Caerau, Cardiff. CF5 5PF

- NO CHAIN SALE
- 3/4 BED SEMI-DETACHED FAMILY HOME
- ADAPTED with LIFT ACCESS FROM GROUND FLOOR TO 1ST FLOOR
- GROUND FLOOR 3RD RECEPTION/BEDROOM 4
- GROUND FLOOR SHOWER ROOM & W.C
- OUTHOUSE STORAGE & STORE ROOM + DOWNSTAIRS W.C
- DISABILITY ENABLED BATHROOM from BEDROOM 2
- PRIVATE 'GATED' DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN with RAMP FOR WHEELCHAIR
- TENURE: FREEHOLD.
- uPVC D/G WINDOWS & GAS C/H with BACK BOILER



## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* MR HOMES OFFER FOR SALE AN EXTENDED 3/4 BEDROOM SEMI-DETACHED FAMILY HOME - ADAPTED with LIFT ACCESS FROM GROUND FLOOR to 1ST FLOOR - EXTENDED TO THE REAR WITH A 3RD RECEPTION ROOM/BEDROOM 4 with GROUND FLOOR SHOWER ROOM & W.C - 2nd GROUND FLOOR W.C - LIVING ROOM - DINING ROOM - OUTHOUSE with AMPLE STORAGE - LIFT FROM DINING ROOM to BEDROOM 2 - BATHROOM with DISABILITY FUNCTIONS - BEDROOM 1, BEDROOM 3 - PRIVATE DRIVEWAY & A LARGE & ENCLOSED REAR GARDEN. uPVC D/G WINDOWS - GAS C/H with BACK BOILER. EARLY VIEWING RECOMMENDED - PLEASE CALL 02920 204 555

EPC RATING = AWAITING ASSESSMENT... COUNCIL TAX BAND = C.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Porch Entrance - 3' 0" x 4' 2" (0.91m x 1.27m)**

**Entrance Hallway - 6' 5" x 9' 9" (1.96m x 2.97m)**

**Living Room - 10' 10" x 14' 5" (3.30m x 4.39m)**

Houses Back Boiler Behind Gas Fire  
(Gas Fire is Capped Off)

**Kitchen - 8' 8" x 10' 0" (2.64m x 3.05m)**

**Dining Room - Sitting Room/Bedroom 4 - 8' 10" x 21' 8" (2.69m x 6.60m)**

Lift Up to Bedroom 2

Double Doors to Bathroom

**Downstairs Shower Room - 3' 10" x 7' 9" (1.17m x 2.36m)**

**Outhouse - 3' 2" x 12' 5" (0.97m x 3.78m)**

Doors to Outhouse/Storage,  
Outhouse/Store Room, Outside Front  
& Rear Garden.

**Outhouse / Store Room - 6' 0" x 5' 11" (1.83m x 1.80m)**

**Landing - 6' 5" x 7' 4" (1.96m x 2.24m)**

**Bedroom 1 - 10' 10" x 11' 11" (3.30m x 3.63m)**

**Bedroom 2 - 8' 7" x 12' 4" (2.62m x 3.76m)**

Lift Down to Ground Floor Dining Room.

**Bathroom (Disability Use) - 5' 6" x 8' 8" (1.68m x 2.64m)**

**Bedroom 3 - 7' 11" x 9' 1" (2.41m x 2.77m)**

**Outside Front Garden**

A Range of Shrubs and Bushes to Border - Remainder has laid Patio Slabs and is Enclosed by Medium Height Brick Walls and Wood Panel Fencing. uPVC Door to Porch & Door into Outhouse.

**Private 'Gated' Driveway to Front.**

**Rear Garden - Large & Enclosed**

The Rear Garden is Separated by 5ft Brick Walls with a Lockable Gate to the Centre. Mainly Patio with Raised Shrub/Flower Beds. Wheelchair Ramp has been Built along the Boundary Walls of the Property.



## 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.

### Building Safety

Conservation Area - No

Flood Risk

River : Very low

Seas : Very low

### Mobile Signal

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 9 Mbps

Superfast 67 Mbps

Ultrafast 1000 Mbps

### Satellite / Fibre TV Availability

BT

Sky

Virgin

### Construction Type

Standard Brick construction - Ex-Local authority

1940's Approx.

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

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homes



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