

**FOR SALE**

£205,000 Freehold



MR HOMES

# 10 Peach Place, Fairwater, Cardiff. CF5 3PL

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/DEVELOPERS
- 3 DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOMS
- DOWNSTAIRS WC
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



## PROPERTY DESCRIPTION

NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION INVESTORS/DEVELOPERS - GREAT RENOVATION OPPORTUNITY - 3 DOUBLE BEDROOMS - GENEROUS DUAL ASPECT RECEPTION ROOM - FAMILY BATHROOM - DOWNSTAIRS WC - FRONT & REAR GARDENS - FREEHOLD MR HOMES are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this generously proportioned 3 double bedroom mid-terraced property in the popular location of Fairwater. The property requires full modernisation throughout but has excellent potential to provide an excellent family home. The rear of the property is directly opposite Poplar Park (Bedrooms 1 & 3 benefit from lovely views of the park beyond) and the local shops and general amenities of Fairwater Green are easily within walking distance - 0.3 miles / 7 minutes walk (Google maps). Fairwater railway station is 0.6 of a mile away and can be reached on foot within 15 minutes. Fairwater Park and Cantonian High School are also nearby and comfortably within walking distance of the property. Tenure: Freehold EPC Rating: D Council Tax Band: D Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Front Porch

Accessed via uPVC front door with obscured DG panels; concrete flooring; access to WC; access to Kitchen

### Downstairs WC

Downstairs WC

### Kitchen

Vinyl flooring; fitted kitchen with matching wall and base units with worktops over and partly tiled splash backs; Bush electric cooker

### Reception Rooms

Carpeted; gas fireplace (disconnected); radiator; 2 x uPVC DG windows, one to front, one to rear

### Hallway

Carpeted; stairs rise to First Floor

### Utility Area

Concrete flooring; gas meter; electricity meter; RCD Consumer unit; timber door providing access to external storage space

### Rear Porch

Accessed via uPVC door with obscured DG panel; concrete flooring; access to Storage Cupboard

### First Floor Landing

Carpeted

### Bedroom 1

Carpeted; radiator; 2 x storage cupboards; uPVC DG window to rear

### Bedroom 2

### Bedroom 3

Carpeted; radiator; storage cupboard; uPVC DG window to rear

### Family Bathroom

Carpeted; corner bath with electric shower over; pedestal wash hand basin with taps; WC; uPVC obscured DG window to front

### Storage Cupboard

Concrete flooring; gas central heating boiler; Ideal Logic Combi C30; timber door to Utility Area

### Rear Garden

Concrete path leads to rear timber gate providing access to Poplar Rd; mainly laid to lawn



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**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

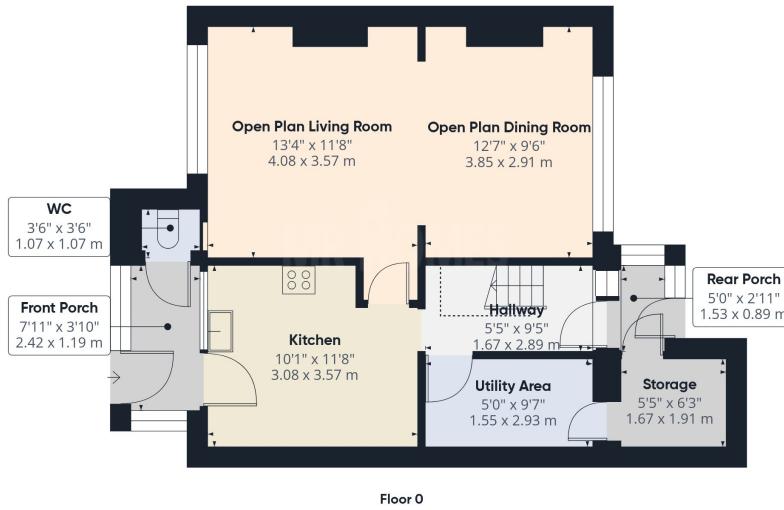
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Mobile Signal

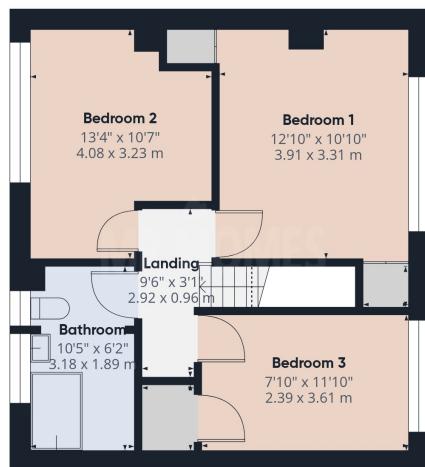
4G excellent data and voice, 5G great





Approximate total area<sup>(1)</sup>  
1062 ft<sup>2</sup>  
98.7 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

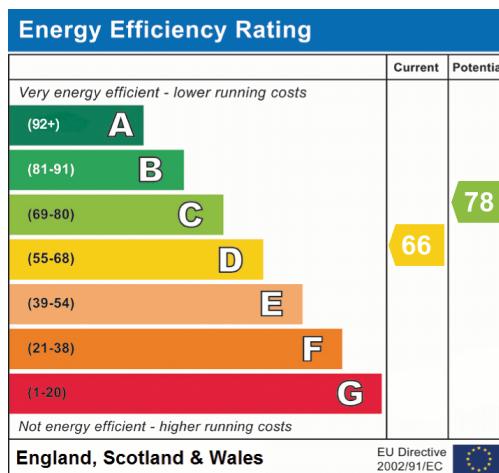


(1) Excluding balconies and terraces

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

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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