



31 Sweldon Close, Caerau, Cardiff. CF5 5RD

- *** NO CHAIN *** IMMACULATE THROUGHOUT ***
- 3-BED END-OF-LINK FAMILY HOME
- MOVE STRAIGHT IN
- BRAND NEW RE-FITTED KITCHEN with INTEGRATED APPLIANCES OPEN-PLAN TO DINING ROOM
- SPACIOUS LIVING ROOM
- FULLY TILED GROUND FLOOR FLOORING
- BRAND NEW RE-FITTED BATHROOM SUITE
- ENCLOSED REAR GARDEN with PORCELAIN TILE PATIO (with SIDE ACCESS)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** NO CHAIN *** GUIDE PRICE: £220,000 to £225,000 *** IMMACULATLY RENOVATED 3-BED FAMILY HOME - JUST CHOOSE YOUR FURNITURE AS YOU CAN MOVE STRAIGHT - BRAND NEW RE-FITTED KITCHEN with INTEGRATED APPLIANCES OPEN-PLAN TO THE DINING ROOM - BRAND NEW RE-FITTED BATHROOM SUITE - ENCLOSED FRONT & REAR GARDENS - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this 3-Bedroom Family Home, Renovated to a High Standard Throughout and comprising in brief; Entrance Hallway with Ceramic Tile Flooring continuing into the Spacious Living Room, Re-Fitted & Modern Kitchen with Integrated Appliances Open-Plan to the Dining Room, Brand New Re-Fitted Family Bathroom Suite, Enclosed Front & Rear Gardens, The Rear Garden has Newly Laid Large Porcelain Tile Patio and Side Access to a Gated Lane. Further Benefits include; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 29CDi Classic ErP Combi Boiler. EARLY VIEWING ADVISED 360 VR Tour Link > <https://tour.giraffe360.com/sweldonclose31ap> EPC Rating = Awaiting assessment... Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Entered Via uPVC D/g Door With Bluebird Design, Tiled Flooring, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Understairs Storage Area, Doors To Living Room And Kitchen, Open-Plan To Dining Room.

Living Room

Tiled Flooring Continued From Hallway, uPVC D/g Window To Front, 2 x 12 Bar Vertical Modern Radiator With Central Mirror, Media Wall With Inset Electric Fireplace With Remote And Mood Lighting, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling On A Dimmer Switch.

Kitchen - Re-Fitted & Modern

Open-Plan To Dining Room, Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Splashbacks, 4 Ring Induction Hob With Extractor Hood Over, Electric Fan Assisted Oven With Microwave Grill Inset Above, Integrated Washing Machine, Integrated Fridge Freezer, Worcester Greenstar 29CDi Classic ErP Combi Boiler Housed In Wall Cupboard, uPVC D/g Window To Rear, Stainless Steel Sink And Drainer With Mixer Tap, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling,

Dining Room

Tiled Flooring Continued From Kitchen, Matching Base Units With Work Surfaces Over, Tiled Splashbacks, Custom Fitted Bench With Splashback With 2 x Pull Out Storage Drawers Beneath The Seating, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, uPVC D/g Patio Doors To Rear Garden.

Staircase/First Floor Landing

Fitted Carpet To Staircase And Landing, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Storage Cupboard, Door To Second Storage Cupboard Over The Stairs, Hatch To Insulated Loft, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.

Bedroom 2

Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.

Bedroom 3

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Coving To Ceiling.



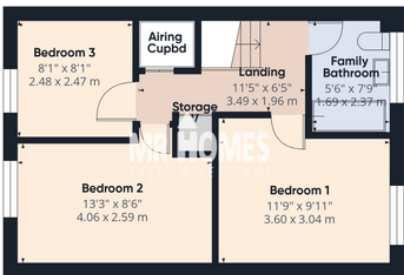
MATERIAL INFORMATION

Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: C (69)
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

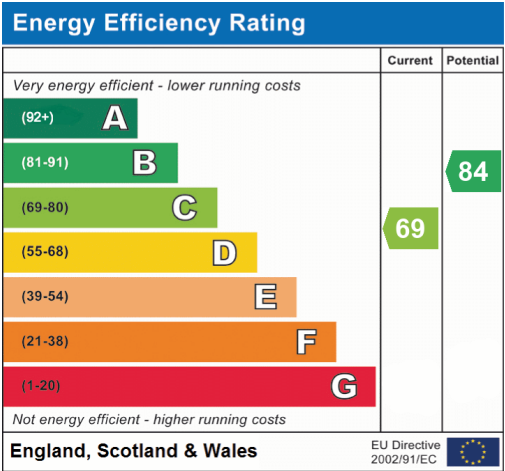


Ground Floor



1st Floor

FLOORPLAN & EPC



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk