

FOR SALE

£250,000 £250,000 Freehold



**mr
homes**

65 Adeline Street, Splott, Cardiff. CF24 2BL

- *** NO CHAIN ***
- 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- BRAND NEW FITTED KITCHEN by HOWDENS
- UTILITY ROOM

- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD

**mr
homes**

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

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PROPERTY DESCRIPTION

*** NO CHAIN *** Offers Over: £250,000 *** 3-BED TERRACED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE - 2x RECEPTION ROOMS - BRAND NEW FITTED KITCHEN by HOWDENS - GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - LARGE & ENCLOSED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES Offer FOR SALE this 3-Bedroom Terraced Property briefly comprising; Entrance Hallway, Living Room, Dining Room, Brand New Fitted Kitchen by HOWDENS, Downstairs Shower Room, Staircase to the 1st Floor Split-Level Landing, Hatch to the Insulated Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Enclosed & Low-Maintenance Rear Garden is Large in Size. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Classic 30kW Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/adelinestreet65ap>

EPC Rating = C.

Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links

Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2

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

5' 2" x 24' 3" (1.57m x 7.39m)
Entered Via uPVC Door,
Vinyl Flooring,
Single Panel Radiator,
Dado Rail,
Plastered Walls And Plastered Ceiling With
Original Dado Rail, Picture Rail And Coving To
Ceiling,
Wall Mounted Electric RCD Consumer Unit
(Fitted 6/10/2022),
Wall Mounted Bosch Thermostat,
Understair Storage Cupboard,
Oak Doors To Living Room/Reception Room 1,
Sitting Room/Reception Room 2 And Kitchen.

Living Room/Reception Room 1

11' 1" x 12' 2" (3.38m x 3.71m)
Fitted Carpet,
uPVC D/g Window To Front,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling With
Original Coving To Ceiling,
Base Cupboard Housing Gas Meter.

Sitting Room/Reception Room 2

9' 6" x 11' 6" (2.90m x 3.51m)
Fitted Carpet,
uPVC D/g Door To Rear Garden,
Single Panel Radiator,
Plastered Walls And Plastered Ceiling.

Brand New Fitted Kitchen by HOWDENS

8' 7" x 12' 2" (2.62m x 3.71m)
Tiled Floor,
Matching Wall And Base Units,
Work Surfaces Over,
Tiled Splashbacks,
4 Ring Lamona Electric Hob With Extractor
Hood Over,
Lamona Electric Oven,
Black Sink And Drainer With Mixer Tap Over,
Space For Tall Fridge/Freezer,
Cupboard Housing Worcester Greenstar 24i
Junior Combi Mk V Combi Boiler,
Single Panel Radiator,
uPVC D/g Window To Side,
Plastered Walls And Plastered Ceiling,
Inset Spotlights To Ceiling,
Opens To Utility Room.

Utility Room

2' 7" x 5' 10" (0.79m x 1.78m)
Houses Washing Machine,
uPVC Obscure D/g Door To Rear Garden,
Door To Downstairs Shower Room.

Downstairs Shower Room

5' 7" x 5' 9" (1.70m x 1.75m)
Tiled Floor,
Shower Cubicle With Mixer Shower And Dual
Rainfall And Handheld Shower Heads,
Wall Mounted Wash Hand Basin With Chrome
Mixer Tap,
Close Coupled W.c.,
uPVC D/g Window To Rear,



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: None.

Accessibility Types: Level access. Level access shower.

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

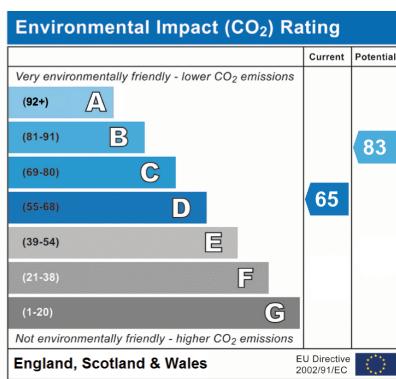
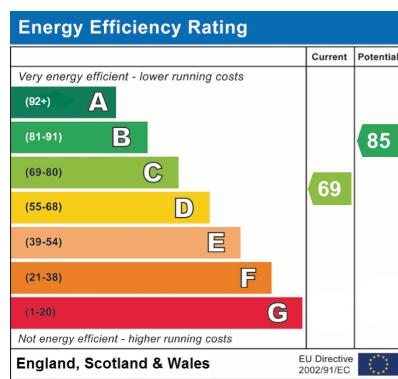
Any easements, servitudes, or wayleaves? No

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



FLOORPLAN & EPC

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