

FOR SALE

GUIDE PRICE £200000 - £210000 £200,000 Freehold



## 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

\*\*\* GUIDE PRICE £200,000 TO £210,000 \*\*\* 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](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

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### 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

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**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)

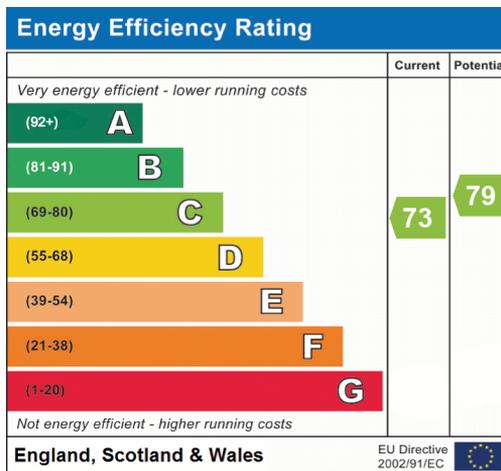
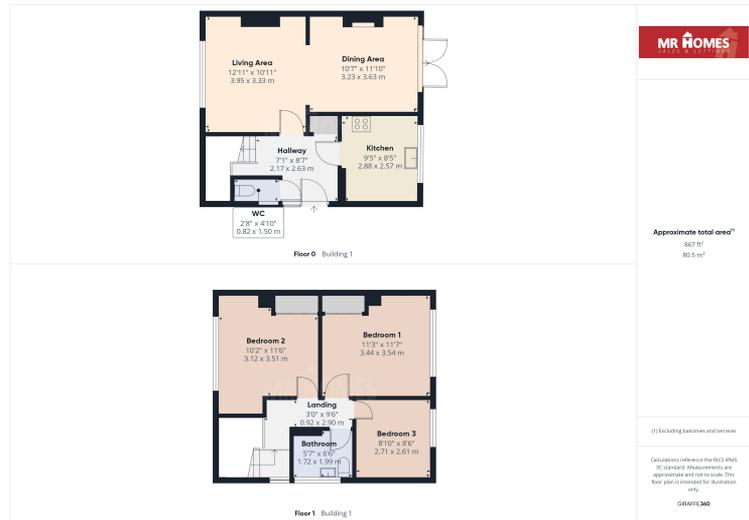
Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 38% of fixed outlets



# FLOORPLAN & EPC



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