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MR HOMES
SALES & LETTINGS



Pentrebane Road
Fairwater. Cardiff
CF5 3RE

Guide Price £250,000 to £260,000
Freehold

Pentrebane Road. Fairwater, Cardiff, CF5 3RE

Overview

- END OF TERRACE
- LARGE DRIVEWAY
- LIVING/DINING ROOM
- KITCHEN
- FULLY ENCLOSED GARDEN WITH SIDE ACCESS
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- ATTIC ROOM
- VIEWING IS ESSENTIAL TO APPRECIATE THIS PROPERTY
- MOTIVATED SELLER'S

GUIDE PRICE OF £250,000 to £260,000

END OF TERRACE PROPERTY
FREEHOLD

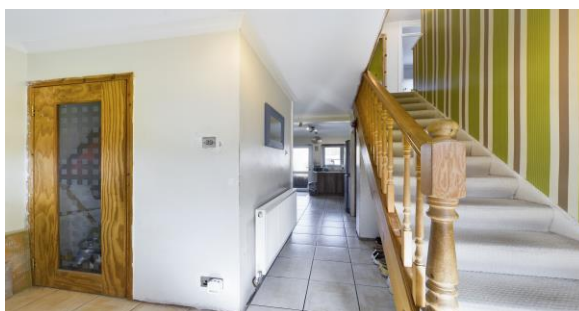
LIVING/DINING ROOM - KITCHEN ROOM-
ENCLOSED GARDEN WITH SIDE ACCESS-
THREE DOUBLE BEDROOMS- FAMILY
BATHROOM - ATTIC SPACE - LARGE
DRIVEWAY - SOUGHT AFTER LOCATION

New to the open market with MR Homes Estate Agents, is this three-bedroom end of terraced property. Popular schools and shops are local to the property and the M4. The accommodation comprises of a large entrance hallway, Living/Dining room, kitchen, To the first floor three bedrooms with a family bathroom. Attic Room. To the front of the property is a large driveway. and to the rear an enclosed garden with side access. The property is a great family property and will appeal to a wide band of buyers. MR Homes expect a high level of interest in the property so call on 02920 204 555 option 2 to arrange your viewing.

EPC Rating = E. Council Tax Band = C

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

To make an offer, please head to
www.mr-homes.co.uk/make-an-offer



Driveway

Enclosed via low level brick wall, block paving, enough space for 3 cars.

Entrance

Tiled flooring throughout, UPVC double glazed obscured front door and window. Access to stairs, alarm system under stairs, access to kitchen, access to storage cupboard housing gas meter. 2 double panel radiators. Smooth ceiling, wallpaper upstairs, Coving.

Kitchen

Tiled flooring, tiling above worktop, integrated dishwasher, space for washing machine, fridge freezer & tumble dryer, 5 ring gas hob with extractor fan above and oven below. Consumer unit and electric meter. Smooth ceiling with coving. Obscured uPVC double glazed rear door leading to garden, stainless steel sink with mixer taps. uPVC double glazed window to rear garden.

Living /dining room

Fitted carpets, wallpapered, ceiling paper, 2 double panel radiator, uPVC double glazed sliding doors to rear garden, uPVC double glazed window to front. Coving.

Rear Garden

Enclosed via brick wall. Small decking area. Laid to lawn. Shed. Pathway leading to outbuilding. Side access.

First Floor Landing

Access to all bedrooms and family bathroom. Textured ceilings and walls. Access to attic conversion.

Bedroom 1

Fitted carpets, painted walls, ceiling paper. Double panel radiator, uPVC double glazed window to front. 2 storage cupboards, one housing intergas combi boiler. Coving.

Bathroom

Vinyl flooring, painted walls, 2 uPVC double glazed obscured window to rear. Separate bath and electric shower. Tiling above bath. Pedestal wash hand basin with Separate hot & cold taps. W.C double panel radiator.

Bedroom 2

Fitted carpets, painted walls, one feature wall with wallpaper, smooth ceiling with coving. Double panel radiator. uPVC double glazed window to rear. Built in storage.

Bedroom 3

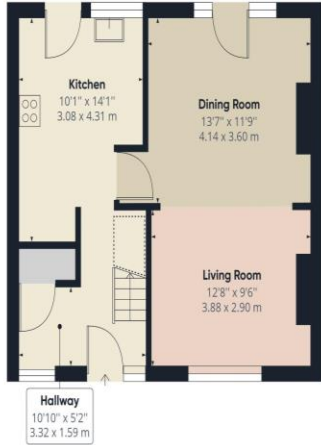
Laminate flooring, painted walls, one feature wall which is wallpapered. Ceiling paper. Double panel radiator. uPVC double glazed window to front. Coving.

Attic room

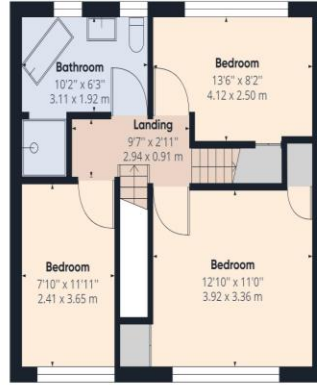
Fitted carpets, eaves storage. 3 velux windows to rear & front. 2 double panel radiators. Walls and ceiling painted. Ceiling with spotlights.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

993.13 ft²
92.26 m²

Reduced headroom

14.48 ft²
1.35 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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