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Homes House

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**MR HOMES**  
SALES & LETTINGS



Brynderwen Close,  
Cyncoed,  
Cardiff CF23 6BR

Offers In the Region of £530,000  
Freehold

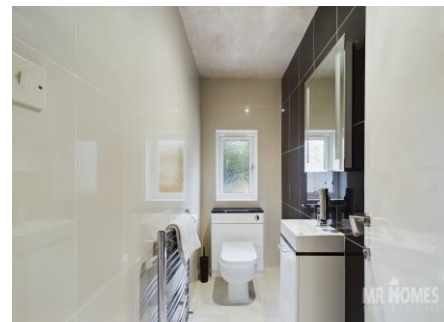
# Brynderwen Close Cyncoed, Cardiff, CF23 6BR

## Overview

- EXTENDED 4-BED SEMI-DETACHED FAMILY HOME
- QUIET CUL-DE-SAC OFF CYNCOED ROAD
- LARGE SWIMMING POOL TO REAR ENCLOSED GARDEN
- INVITING ENTRANCE HALLWAY
- CLOAROOM/W.C
- OPEN-PLAN LIVING FAMILY ROOM 7 DINING ROOM
- 3rd RECEPTION ROOM/ OFFICE/STUDY
- KITCHEN with QUALITY INTEGRATED APPLIANCES
- MODERN FAMILY BATH & SHOWER ROOM
- OFF-ROAD PARKING TO FRONT & 17ft INTEGRAL GARAGE



**NO ONGOING CHAIN!!! - CORNER PLOT - QUIET CUL-DE-SAC OFF CYNCOED ROAD - A WELL PRESENTED & EXTENDED 4-BEDROOM SEMI-DETACHED FAMILY HOME - OPEN-PLAN LIVING/ FAMILY ROOM & DINING ROOM, 3rd RECEPTION/ OFFICE/STUDY, KITCHEN/BREAKFAST ROOM with QUALITY INTEGRATED APPLIANCES - CLOAKROOM/DOWNSTAIRS W.C - 4X DOUBLE BEDROOMS - MODERN 4-PIECE FAMILY BATH & SHOWER ROOM - 17ft INTEGRAL GARAGE - PRIVATE DRIVEWAY TO FRONT - LARGE & ENCLOSED SIDE & REAR GARDEN with INSET SWIMMING POOL – FREEHOLD.**



**MR HOMES** are pleased to Offer **FOR SALE** this Extended 4-Bedroom Family Home, comprising in brief; Inviting Entrance Hallway with Porcelain Tile Flooring, Cloakroom/Downstairs W.c, Extended Living/Family Room Open-Plan to the Dining Room, 3rd Reception Room/Office/Study, Kitchen/Breakfast Room with Quality Integrated Appliances as well as a Siemens Bean to Cup Automatic Coffee Machine, Staircase to the 1st Floor Landing, Master Bedroom , Bedrooms 2, 3, 4 & a 4-Piece Family Bath & Shower Room. The Front Garden is Low-Maintenance, The Side & Rear Gardens are also Low-Maintenance, Large Inset Swimming Pool. Private Driveway to front Leads up to the 17ft Integral Garage. The Property Further benefits from uPVC Double Glazed Windows & Gas Central Heating powered by a Worcester Bosch Greenstar CDi 40kw Combi-Boiler.

**EPC Rating = C.**

**Council Tax Band = G.**

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**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**





**Porch & Hallway** - 16' 9" x 6' 9" (5.10m x 2.06m) Enter via uPVC Door, Porcelain Tile Flooring laid Over Parquet Flooring, Modern Vertical Bar Radiator, Doors to Understair Storage Cupboard; Cloakroom/W.c, Dining Room, 3rd Reception Room/ office/Study, Kitchen & Staircase Rising to the 1st Floor Landing.

**Cloakroom/W.c** - Porcelain Tile Flooring cont'd, Close-Coupled W.c, Wash Hand Basin with Mixer Tap and Vanity Cupboard Under, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear.

**Kitchen/Breakfast Room** - 13' 3" x 9' 11" (4.04m x 3.02m) - Tiled Flooring with Underfloor Heating, Matching Wall & Base Units with Oak Doors & Drawers, Complimentary Work Surfaces Over & Tiled Splash Backs, Stainless Steel Sink & Drainer with Mixer Tap, Integrated Dishwasher, Neff 5x Ring Gas Hob with Vented Extractor Hood Over, Neff Double Electric Oven, Siemens Bean to Cup Automatic Coffee Machine, Integrated Microwave, Plumbed for Washing Machine & Space for Tumble-Dryer, Space for American Style Fridge-Freezer with Plumbing Present. Inset Spots to Ceiling, uPVC D/g Window & Door to Rear Garden.

**Extended Living/ Family Room** - 15' 4" x 11' 9" (4.67m x 3.58m) - Fitted Carpet, uPVC Patio Sliding Door to Rear Garden, Opaque Stained-Glass Window to Front, Double Panel Radiator, Hot & Cold Air Conditioning Unit. Open-Plan to Dining Room.

**Dining Room** - 16' 3" x 12' 2" (4.95m x 3.71m)

Fitted Carpet laid over Parquet Flooring, uPVC D/g Window to Front, Double Panel Radiator, Wall Lighting.

**3rd Reception Room/ Office/Study** - 10' 7" x 10' 0" (3.22m x 3.05m) - Parquet Flooring, uPVC D/g Patio Sliding Door to Rear Garden, Single Panel Radiator.

**1st Floor Landing** - 10' 2" x 7' 0" (3.10m x 2.13m) - Fitted Carpet, uPVC D/g Window to Front, Doors to Master Bedroom, Bedrooms 2, 3, 4 & the Family Bath & Shower Room. Hatch to Insulated Loft housing a Worcester Bosch Greenstar CDi 40kw Combi-Boiler.

**Master Bedroom** - 12' 7" x 12' 1" (3.83m x 3.68m) - Porcelain Tile Floor, uPVC D/g Window to Front, Fitted Wardrobes & Overhead Cupboard, Single Panel Radiator, TV & HDMI Points, Inset Spotlights to Ceiling.

**Bedroom 2** - 13' 7" x 10' 8" (4.14m x 3.25m) - Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

**Bedroom 3** - 10' 0" x 9' 8" (3.05m x 2.94m) - Fitted Carpet, uPVC D/g Window to Rear, Fitted Double Wardrobe, Single Panel Radiator.

**Bedroom 4** - 9' 9" x 8' 2" (2.97m x 2.49m) - Laminate Flooring, uPVC D/g Window to Front, Fitted Double Wardrobe with Overhead Storage, Single Panel Radiator.

**Family Bath & Shower Room** - 9' 11" x 7' 0" (3.02m x 2.13m)

Porcelain Tile Flooring, Large Jacuzzi Style Bath, Walk-in-Shower Cubicle with Mixer Shower, Rainfall, Handheld Shower Heads & Body Jets, Wash Hand Basin with Mixer Tap, Mirror with Sensor Light Over, Close-Coupled W.c, Modern Vertical Bar radiator, uPVC Obscured D/g Window to Rear, Inset Spotlighting to Panelled Ceiling.

**Front Garden - Low-Maintenance** - Side Gate Access into the Side & Rear Gardens.

**Side Garden - Low-Maintenance**

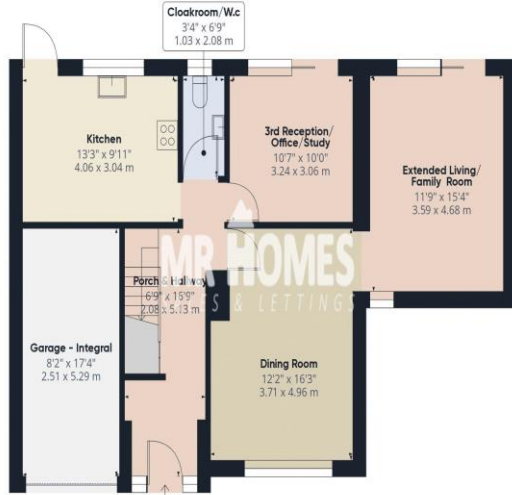
**Rear Garden - Large & Enclosed** - Full Width Patio with Inset Swimming Pool, Pump House with 500w Pump, Tall Evergreen Trees.

**Off-Road Parking to Front (Can be Extended onto the Front Garden)**

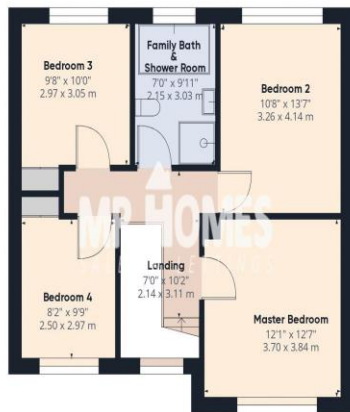
**Integral Garage** - 17' 4" x 8' 2" (5.28m x 2.49m) - Up 'n' Over Door, Power & Lighting, RCD Consumer Unit. Houses; Gas, Electric & Water Meters



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



Floor 1



Approximate total area<sup>®</sup>

1560.67 ft<sup>2</sup>

144.99 m<sup>2</sup>

Excluding balconies and terraces

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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## CARDIFF OFFICE

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