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**MR HOMES**  
SALES & LETTINGS



Pentrebane Road  
Fairwater. Cardiff  
CF5 3RB

Offers in the Region Of £259,950  
Freehold

# Pentrebane Road, Fairwater. Cardiff, CF5 3RB

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- LARGE ENCLOSED REAR GARDEN
- FITTED BATHROOM
- SEPARATE W.C.
- GAS CENTRAL HEATING
- STOREROOM
- FREEHOLD
- NO CHAIN



OFFERS IN THE REGION OF £259,950

## NO CHAIN

**MR HOMES** are Delighted to offer **FOR SALE** this SPACIOUS THREE BEDROOM WELL PRESENTED FAMILY HOME WITH TWO RECEPTION ROOMS.

The Property Comprises of Hallway, Two Reception Rooms, Fitted Kitchen, Three Bedrooms, Family Bathroom and Separate W.C., Fully Enclosed large Rear Garden the Property Further Benefits from having Gas Central Heating Powered by a Combination Boiler, uPVC Double Glazing. The property further Benefits from Great Public Transport Links to Cardiff City Centre and Being Close to Local Amenities, Schools, and Walking Distance to Local Shops.

**EPC Rating = C & Council Tax Band = C**

To submit your offer, please visit [WWW.MR-HOMES.CO.UK/make-an-offer](http://WWW.MR-HOMES.CO.UK/make-an-offer)  
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**



### Front Garden

Concrete path to front, laid with lawn to either side, as well mature plant

### Entrance Hall

5' 7" x 6' 4" (1.70m x 1.93m)

Tiled flooring; stairs rising to first floor; alarm panel.

### Storage Room

5' 1" x 6' 0" (1.55m x 1.83m)

Accessed via uPVC door with obscured DG Panel; concrete flooring; light and power; worktop; RCD Consumer Unit and Electricity meter; gas meter.

### Dining Room

12' 7" x 9' 6" (3.83m x 2.89m)

Laminate wood flooring; double radiator; uPVC DG window to front

### Kitchen

15' 1" x 10' 0" (4.59m x 3.05m)

Tiled flooring; matching base and wall units with worktops over and tiled splash backs; stainless steel sink with stainless steel mixer tap; 4-ring gas hob with extractor hood over; HOOVER Electric fan over; double radiator; cupboard housing Potterton Gold Combi HE central heating boiler; uPVC DG window to rear and aluminium door with obscured DG panels providing access to rear garden

### Living Room

11' 8" MIN x 13' 5" (3.55m x 4.09m)

Laminate wood flooring; double radiator; fireplace with three glass shelves; uPVC DG window to rear

### First Floor Landing

Carpeted access to loft.

### Bedroom 1

12' 9" x 11' 0" (3.88m x 3.35m)

Carpeted; double radiator; 2 x storage cupboards/wardrobes; uPVC DG window to front

### Bedroom 2

13' 4" MAX x 10' 5" MAX (4.06m x 3.17m)

Carpeted; double radiator; uPVC DG window to rear

### Bedroom 3

11' 9" x 7' 10" (3.58m x 2.39m)

Carpeted, double radiator; storage cupboard/wardrobe; uPVC DG window to front

### WC

Vinyl flooring; WC; radiator; uPVC Obscured DG window to rear

### Bathroom

6' 11" x 6' 5" (2.11m x 1.95m)

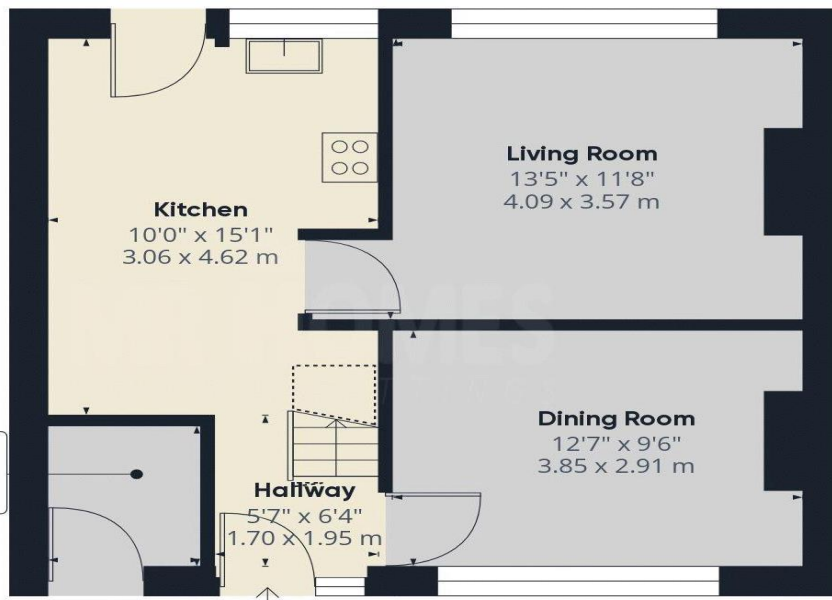
Vinyl flooring; partly tiled walls; panelled bath with separate hot and cold taps and mains powered shower over; pedestal Wash hand basin with separate hot and cold taps; radiator; extractor fan; uPVC DG window to rear

### Rear Garden

Patio area laid to concrete; concrete footpath to rear of garden, laid to lawn on one side and different beds to other side, some with bark clippings, others with mature shrubs and bushes, enclosed on all sides with fencing.



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

## CARDIFF & THE VALE

Homes House,  
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