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MR HOMES
SALES & LETTINGS



Beech Road,
Pentrebane,
Cardiff CF5 3TX

Guide Price £225,000 to £235,000
Freehold

Beech Road, Pentrebane, Cardiff. CF5 3TX.

- NO CHAIN SALE
- VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME
- 2 SEPARATE RECEPTION ROOMS
- KITCHEN with PANTRY
- DOWNSTAIRS W.C
- OUTHOUSE & STORAGE
- LOVELY WEST FACING REAR GARDEN
- 2x DOUBLE & 1x SINGLE BEDROOMS
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD.



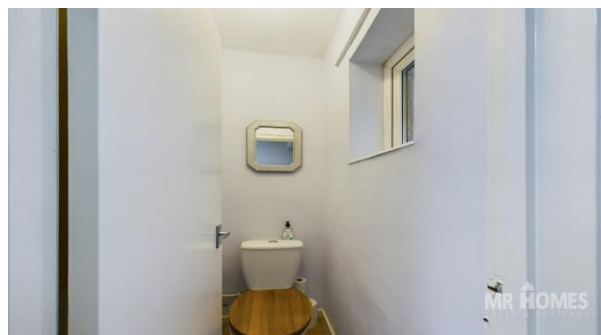
NO CHAIN - 3-BED SEMI-DETACHED FAMILY HOME - VERY WELL PRESENTED THROUGHOUT - MOVE STRAIGHT IN - IDEAL FOR 1st TIME BUYERS or a GROWING FAMILY - FREEHOLD.

MR HOMES are very pleased to Offer *For Sale* this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Inviting Hallway with Understair Storage Area, Living Room, Sitting Room, Kitchen with Pantry, Downstairs W.c, Outhouse with Storage, Staircase to Landing, Bedrooms 1, 2, 3 & a Shower Room. The Front Garden is Laid to Lawn & the Enclosed Rear Garden is a Very Good Size, West Facing & Mainly Laid to Lawn with a Patio Strip to Property. uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant ecoTec pro 28kw Combi-Boiler.

EPC Rating = D. & Council Tax Band = D.

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
PLEASE CONTACT MR HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK**



Front Garden

Laid To Lawn Front Garden. Path Leading To Entrance Porch And Side Door.

Entrance Porch - 8' 3" x 1' 7" (2.51m x 0.48m)

uPVC DG Obscured Textured Half Glazed Front Door. Obscured Textured uPVC DG Windows To Front uPVC DG Windows To Side. uPVC DG Obscured Textured Half Glazed Door Opening Into Hallway.

Hallway - 11' 0" x 6' 11" (3.35m x 2.11m)

Vinyl Flooring. Fitted Radiator. uPVC Obscured DG Window to Side. Ceiling Light. Stairs Rising To First Floor Landing. Understairs Storage Area. Doors Leading To Living Room, Sitting Room, Kitchen, W.c And Outhouse.

Living Room - 13' 1" x 13' 1" (3.98m x 3.98m)

Fitted Carpet. uPVC DG Half Bay Window To Front. Space For Fireplace. Fitted Radiator.

Sitting Room - 11' 10" x 10' 6" (3.60m x 3.20m)

Fitted Carpet. Radiator. uPVC DG Patio Sliding Door Giving Access To Rear Garden. Ceiling Light.

Kitchen - 8' 6" x 6' 8" (2.59m x 2.03m)

Vinyl Flooring Continued From Hallway. Fitted Kitchen, Matching Wall & Base Units with Work Surfaces Over. Tiled Splash Backs. Stainless Steel Sink Unit, Quarter Bowl & Drainer with Mixer Tap. Integral Electric Oven With 4 Ring Gas Hob Over. Space And Plumbing For Washing Machine. Built-In Store Cupboard/Larder/Pantry, With Room For White Goods. uPVC DG Window To Rear. Ceiling Light.

W.c - 4' 3" x 2' 5" (1.29m x 0.74m)

Vinyl Flooring. Ceiling Light. Close-Coupled W.c. uPVC obscured DG Window To Side.

Outhouse - 16' 2" x 6' 1" (4.92m x 1.85m)

uPVC DG Obscured Textured Glass Panel Door To Front. uPVC DG Obscured Textured Glass Window Panels To Front Built-In Store Cupboard and Door To Rear Storage/Outhouse. Which Has A Half Glazed Obscured Textured uPVC Door To Rear Garden And A uPVC DG Obscured Textured Glass Window to Side

First Floor Landing

uPVC DG Textured Obscured Window To Side. Fitted Carpet. Ceiling Light. Loft Access Hatch. Doors Leading To Bedrooms 1,2,3 And Shower Room.

Bedroom 1 - 12' 0" x 11' 3" (3.65m x 3.43m)

Fitted Carpet. Ceiling Light. Fitted Radiator. uPVC DG Window To Front, Built-In Wardrobe.

Bedroom 2 - 11' 10" x 11' 1" (3.60m x 3.38m)

Fitted Carpet. Ceiling Light. Fitted Radiator. uPVC DG Window To Rear. Built-In Wardrobe.

Bedroom 3 - 9' 0" x 8' 6" (2.74m x 2.59m)

Fitted Carpet. Ceiling Light. Fitted Radiator. uPVC DG Window To Front, Wall Mounted Vaillant ecoTec pro 28kw Combi-Boiler.

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

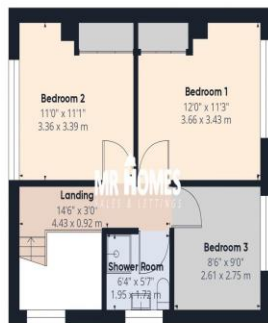
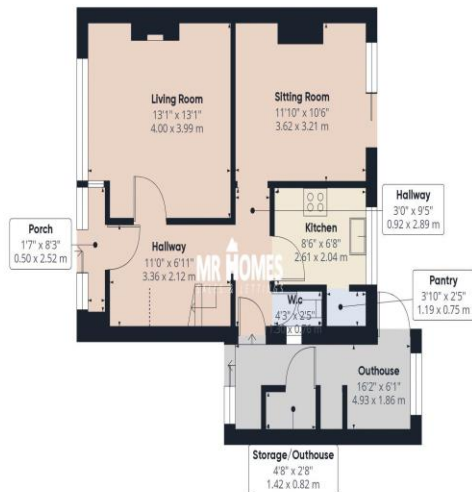
Matching Suite Comprising A W.c, Pedestal Wash Hand Basin With Hot & Cold Taps And Adapted Walk-In Shower Area With Fully-Tiled Splash Back. Pull Down Shower Seat. Electric shower unit. Extractor Unit. Ceiling Light. Fitted Radiator. uPVC Obscured DG Window To Side

Rear Garden - Enclosed & West Facing

Enclosed Rear Garden With A Border Of Mature Shrubs, Hedges And Plants. Patio Leads To A Generous Sized Lawn Area With Concrete Path. Access To Sitting Room Through French Doors. Access To Outhouse Through Side Door.



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

995.98 ft²
92.53 m²

Reduced headroom

15.28 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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