

02920 204 555

Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff. CF5 5TD  
Email: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Firs Avenue  
Pentrebane  
Cardiff. CF5 3TJ

Guide Price £230,000 - £240,000  
Freehold



# Firs Avenue, Pentrebane, Cardiff. CF5 3TJ.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- ENCLOSED REAR GARDEN
- AMAZING VIEWS
- SEPARATE BATHROOM AND W.C.
- GAS CENTRAL HEATING
- CLOSE TO ALL LOCAL AMENITIES
- uPVC DOUBLE GLAZING
- EPC Rating = C



GUIDE PRICE £230,000 TO £240,000  
EPC Rating = C & Council Tax Band = D  
FREEHOLD

**MR HOMES** are delighted to represent our clients in offering to the market this comfortable 3-bedroom family home. This charming and beautifully maintained home offers a perfect blend of modern amenities and traditional charm. Ideal for families or professionals seeking a comfortable and stylish living space in a desirable neighbourhood. The Property comprises of Hallway, Two Reception Rooms, Fitted Kitchen, Three Bedrooms, Family Bathroom, Fully Enclosed Rear Garden. The property further benefits from Gas Central Heating Powered by a Combination Boiler. The living room has a new log burning stove, ideal for cosy evenings as the nights start to draw-in. The rear garden has a fruitful vineyard.

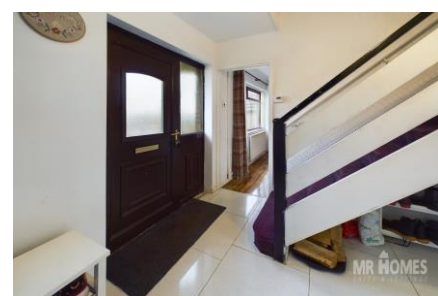
Families will be pleased to learn that the property is in close proximity to several highly-rated primary and secondary schools. The property further benefits from Great Public Transport Links to Cardiff City Centre and being close to nearby shopping centres, restaurants, parks, and recreational facilities provide everything you need within a short distance. Of particular note is the nearby woodland providing the opportunity for beautiful walks that lead through to St Fagans Museum of Welsh Life.

Don't miss the opportunity to make this property your own.

To submit your offer, please visit: [Make an Offer \(mr-homes.co.uk\)](http://Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team) 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**



### Entrance Hallway

10' 7" x 9' 11" (3.22m x 3.02m)

Accessed via uPVC Front Door with Obscured DG Panel and Obscured DG Panel to Side; Tiled Flooring; Single Radiator; Access to Dining Room, Downstairs WC, Kitchen and Living Room with stairs rising to First Floor

### Downstairs WC

4' 2" x 3' 11" (1.27m x 1.19m)

Tiled Flooring; Hand Wash Basin with Vanity Unit Under and Stainless Steel Mixer Tap; Chromed Ladder Radiator; Storage Cupboard containing Consumer Unit and Meters

### Dining Room

12' 8" x 9' 7" (3.86m x 2.92m)

Laminate Wood Flooring; Double Radiator; Timber DG Window to Front

### Living Room

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

Laminate Wood Flooring; Double Radiator; Log Burning Stove; Timber Single Glazed Window to Rear

### Kitchen

10' 0" x 11' 7" (3.05m x 3.53m)

Tiled Flooring; Matching Base and Wall Units with Worktops Over and Tiled Splashbacks; Integrated Cooke & Lewis 4 Ring Gas Hob with Extractor Hood above; Integrated NEFF Electr Oven; Sink with Stainless Steel Mixer Tap; Space and Plumbing for Washing Machine; Space for Free Standing Fridge/Freezer; Timber Single Glazed Window to Rear; Timber Door with Obscured Glazing Panel allowing access to Rear Garden

### First Floor Landing

2' 11" x 9' 5" (0.89m x 2.87m)

Carpeted; providing access to Bedrooms 1, 2 & 3 and WC and Family Shower Room; Access Hatch to Loft

### Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m)

Laminate Wood Flooring; Double Radiator; Timber Single Glazed Window to Front; Cupboard over stairs housing Ideal Logic 30 Combi Gas Central Heating Boiler

### Bedroom 2

13' 6" x 10' 7" (4.11m x 3.22m)

Laminate Wood Flooring; Single Radiator; Timber Single Glazed Window to Rear

### Bedroom 3

11' 10" x 7' 10" (3.60m x 2.39m)

Laminate Wood Flooring; Single Radiator; Built-in Cupboard; Timber Single Glazed Window to Front

### WC

3' 1" x 5' 8" (0.94m x 1.73m)

Vinyl Flooring; WC Timber Single Glazed Window to Rear

### Family Shower Room

6' 11" x 6' 3" (2.11m x 1.90m)

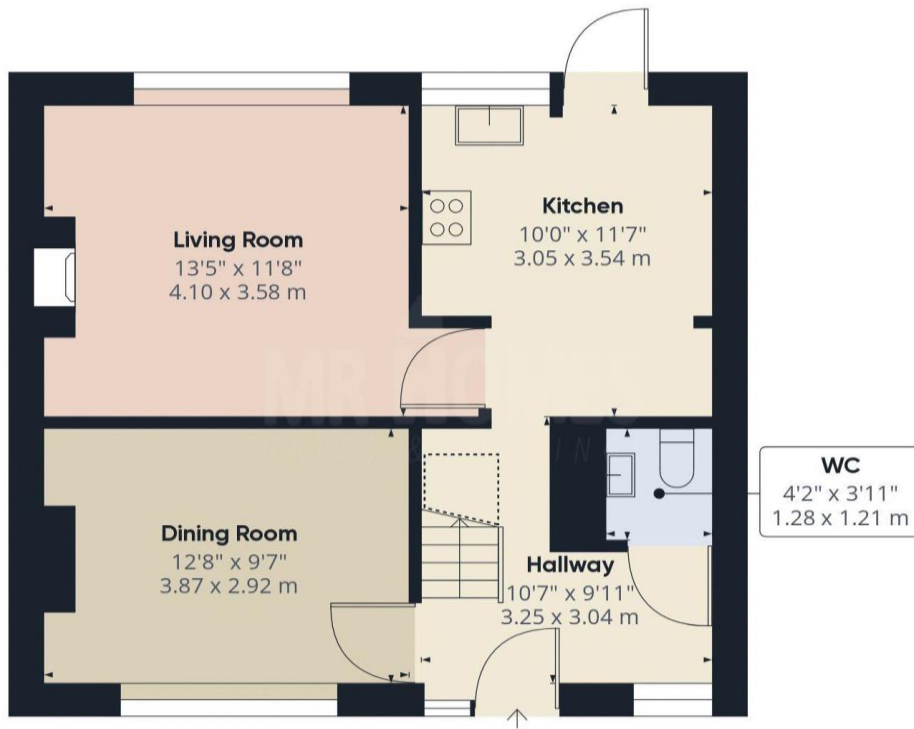
Vinyl Flooring; Single Radiator; Wash Hand Basin with Stainless Steel Mixer Tap and Vanity Unit Under; Large Shower Cubicle with Mains Powered Shower

### Rear Garden

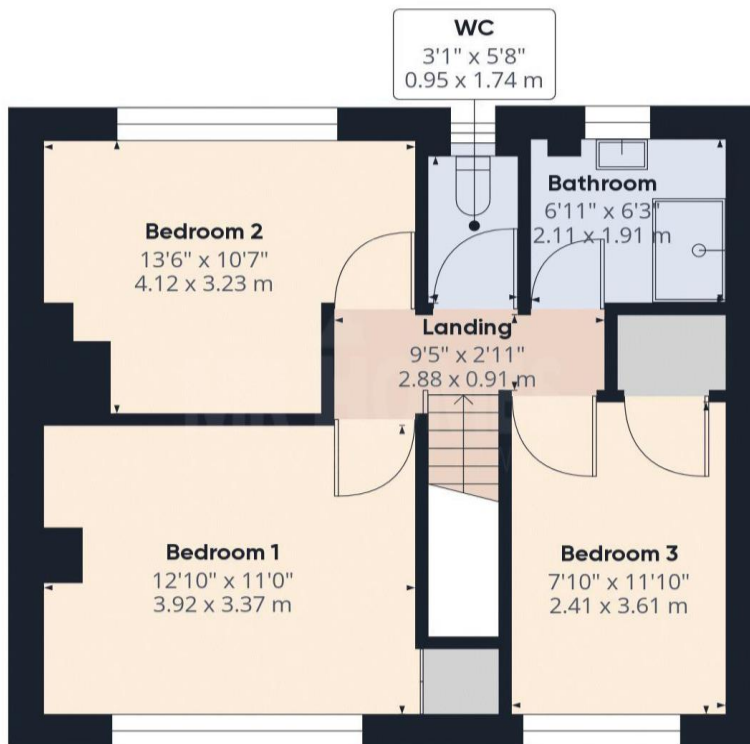
Patio Area; Mainly Laid to Lawn; Timber Garden Shed







Floor 0



Floor 1

**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.

**CARDIFF & THE VALE**

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