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MR HOMES
SALES & LETTINGS



Hill View,
Pentrebane,
Cardiff CF5 3UB

Guide Price £155,000 to £165,000
Freehold

Hill View, Pentrebane, Cardiff. CF5 3UB.

- NO CHAIN - 3-BED SEMI-DETACHED FAMILY HOME
- SET ON A LARGE CORNER PLOT
- GRASS VERGE TO THE SIDE IS PART OF THE PROPERTIES BOUNDARY
- 2x RECEPTION ROOMS
- OPEN-PLAN KITCHEN & DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- FRONT & REAR GARDEN - ENCLOSED
- PRIVATE DRIVEWAY with ROLLER SHUTTER
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



*** Guide Price: £155,000 to £165,000 ***

NO CHAIN

3-BED SEMI-DETACHED FAMILY HOME

SET ON A CORNER PLOT

GRASS VERGE TO THE SIDE IS WITHIN THE BOUNDARY

2x RECEPTION ROOMS

OPEN-PLAN KITCHEN & DINING ROOM CLOAKROOM/DOWNSTAIRS W.C

PLENTY OF STORAGE CUPBOARDS

FAMILY BATHROOM TO 1ST FLOOR

ENCLOSED FRONT & REAR GARDENS

PRIVATE DRIVEWAY with ROLLER SHUTTER - FREEHOLD.



MR HOMES Offer **FOR SALE** this 3-Bed Semi-Detached Family Home comprising in brief; Entrance onto Split-Level Staircase, Cloakroom/Downstairs W.c, Living Room, Kitchen Open-Plan to the Dining Room, Rear Porch, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Front & Rear Gardens are Enclosed. Manual Roller Shutter Door to Private Driveway. Grass Verge to Side is Part of the Properties Boundary.

uPVC Double Glazing Windows & Gas Central Heating Powered by a MAIN Eco Compact Combi-Boiler.

EPC Rating = C.
Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE
WWW.MR-HOMES.CO.UK

Entrance - Split-Level Staircase

6' 4" x 4' 6" (1.93m x 1.37m)

Ground Level Walkway & Understair Storage

15' 4" x 6' 3" (4.67m x 1.90m)

Cloakroom/ Downstairs W.c

5' 11" x 2' 10" (1.80m x 0.86m)

Living Room

12' 5" x 11' 5" (3.78m x 3.48m)

Kitchen Open-Plan to Dining Room

15' 8" x 13' 6" (4.77m x 4.11m)

Rear Porch

4' 2" x 3' 3" (1.27m x 0.99m)

1st Floor Landing

Doors to: Airing Cupboard, Large Storage Cupboard, Bedroom 1, Bedroom 2, Bedroom 3, & Family Bathroom. Hatch Access to Loft.

Bedroom 1

15' 8" x 8' 2" (4.77m x 2.49m)

Bedroom 2

11' 5" x 8' 11" (3.48m x 2.72m)

Bedroom 3

12' 5" x 6' 1" (3.78m x 1.85m)

Large Walk-In-Storage Cupboard

4' 11" x 2' 3" (1.50m x 0.69m)

Family Bathroom

6' 3" x 6' 0" (1.90m x 1.83m)

Enclosed Front Garden

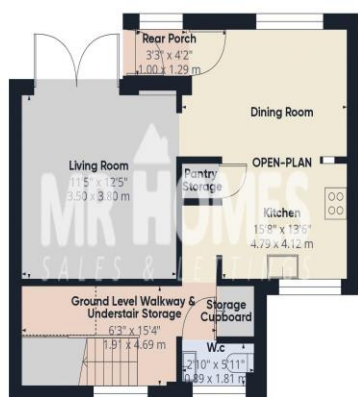
Side Garden - Laid Lawn

Rear Garden - Enclosed

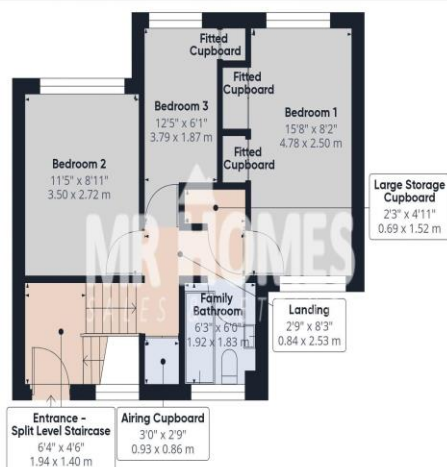
Private Driveway with Roller Shutter



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.



Floor -1



Floor 0



Approximate total area⁽¹⁾

929.57 ft²
86.36 m²

Reduced headroom

16.56 ft²
1.54 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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