

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

MR HOMES
SALES & LETTINGS



Waun Fach
Pentwyn, Cardiff
CF23 7BA

£295,000
Freehold

Waun Fach, Pentwyn, Cardiff, CF23 7BA

- 4 BEDROOMS
- SOUTH FACING REAR GARDEN
- GARAGE & PARKING
- MODERNISED KITCHEN & BATHROOM
- LARGE LIVING ROOM
- DOWNSTAIRS WC
- SOLAR PANELS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



DELIGHTFUL 4-BEDROOM END OF TERRACE FAMILY HOME - GARAGE - FRONT AND REAR GARDENS - SOLAR PANELS - LARGE LIVING ROOM - DOWNSTAIRS WC - FAMILY BATHROOM - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - FREEHOLD

MR HOMES are delighted to be representing our clients in bringing to the market this delightful **4-BEDROOM** family home that has been upgraded and modernised by its current owners, including the kitchen and family bathroom and fitment of **solar panels** to the southerly facing aspect of the roof. The property benefits from front and rear gardens, the **rear garden is South facing** and as such represents a real sun trap (evidenced by the palm tree!). The property benefits from a **garage** (15' 11" x 8' 9") and to the side of this is a covered space which can either be utilised for additional parking or as an entertaining space. The property has a large Living Room in which the whole family can gather to relax, which leads out onto the stunning rear garden via uPVC French Doors. The property also benefits from a separate downstairs WC, uPVC double glazing and gas central heating provided by a combi boiler: Zanussi Ultra + Combi 30. This is an extremely versatile space for you and your family to enjoy for many years to come and must be seen to be fully appreciated.

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



Front Garden

Metal gate leads to path laid to paving slabs leaving to front door; area to side laid to artificial lawn; mature shrubs; metal gate to side leading to Rear Garden

Porch

4' 10" x 3' 10" (1.47m x 1.17m)

Constructed from uPVC with uPVC door and DG panel; laminate flooring

Entrance Hall

14' 9" x 5' 11" MAX (4.49m x 1.80m)

Accessible from front of property via uPVC front door with obscured decorative DG panels and from the rear via the porch and another uPVC door with obscured DG panel; laminate flooring; radiator; access to all downstairs rooms and staircase rises to first floor

Downstairs WC

6' 6" x 2' 8" (1.98m x 0.81m)

Tiled flooring; fully tiled walls; WC; sink with mixer tap; uPVC obscured DG window to side

Living Room

12' 9" x 17' 10" (3.88m x 5.43m)

Carpeted; feature fireplace with hearth, surround and mantle piece; 2 x radiators; storage cupboard with shelving and space and plumbing for washing machine; uPVC French doors provide access to Rear Garden

Kitchen / Dining Area

12' 7" x 10' 0" (3.83m x 3.05m)

Laminate flooring; full-height kitchen units with integrated Cooke & Lewis electric fan-assisted oven and integrated Cooke & Lewis microwave oven; base kitchen units under window; radiator; uPVC DG window to front

Kitchen

6' 8" x 10' 6" (2.03m x 3.20m)

Laminate flooring; partly tiled walls; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 5-ring gas hob with stainless steel splash back and extractor hood over; space for free-standing fridge freezer; space and plumbing for washing machine; space and plumbing for dishwasher; uPVC DG window to front

First Floor Landing

4' 10" x 11' 2" (1.47m x 3.40m)

Carpeted; 2 Storage Cupboards (one with radiator); access to all Bedrooms and Family Bathroom; access hatch to loft

Bedroom 1

12' 11" MAX x 10' 4" MAX (3.93m x 3.15m)

Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 2

10' 8" PLUS WARDROBES x 10' 2" (3.25m x 3.10m)

Carpeted; radiator; built-in wardrobes with mirrored sliding doors; uPVC DG window to front

Bedroom 3

7' 4" MAX x 10' 5" (2.23m x 3.17m)

Carpeted; radiator; uPVC DG window to rear

Bedroom 4

6' 11" x 8' 8" PLUS WARDROBES (2.11m x 2.64m)

Carpeted; radiator; built-in wardrobes; uPVC DG window to front

Family Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

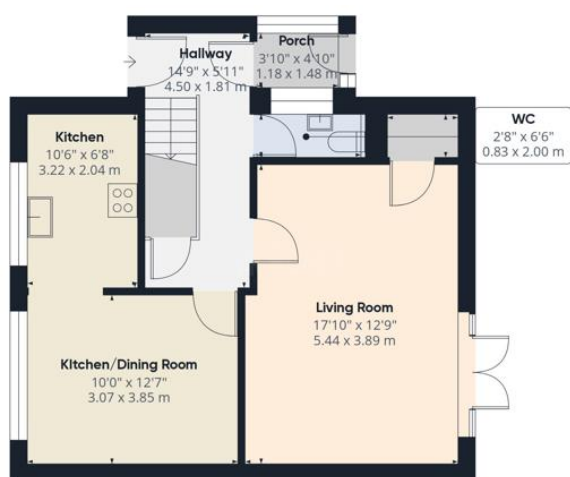
Tiled flooring; fully tiled walls; radiator; vanity unit comprising sink with mixer tap; WC; panelled P-shaped bath with mixer tap; mains powered shower over with two separate shower heads; extractor fan; uPVC obscured DG window to side

Rear Garden

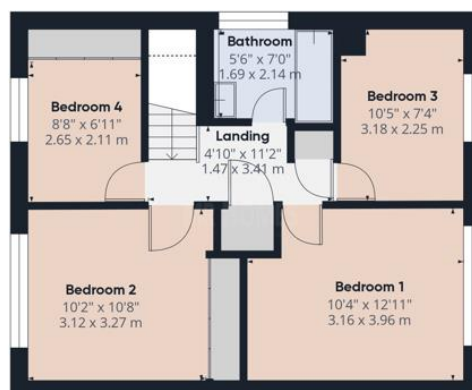
Patio area laid to paving slabs, continues to path to metal gate to rear and metal gate to side leading to Front Garden; area laid to artificial lawn; access to garage; access to covered area to side of garage with double timber gates opening onto parking area; mature trees and shrubs



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 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area: 1,200.71 ft² / 111.55 m²

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.

CARDIFF & THE VALE

Homes House
Suite 9 & 10
253 Cowbridge Road West
Cardiff
CF5 5TD

02920 204 555