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

**MR HOMES**  
SALES & LETTINGS



Pengwern Road  
Cardiff.  
CF5 4BS

Guide Price £160,000 to £170,000  
Freehold



# Pengwern Road, Cardiff. CF5 4BS.

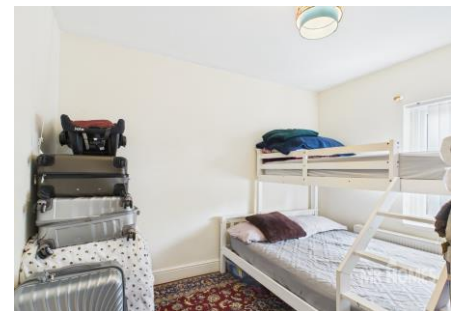
- TWO BEDROOM HOUSE
- KITCHEN
- BATHROOM
- DRIVEWAY
- ENCLOSED LARGE REAR GARDEN
- GAS CENTRAL HEATING
- GREAT RENTAL POTENTIAL
- FREEHOLD
- ATTENTION FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS



\*\*\* Guide Price: £165,000 to £170,000 \*\*\* ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - 2-BEDROOM MID-TERRACE - LARGE REAR GARDEN - FREEHOLD  
MR HOMES are delighted to bring to market FOR SALE this 2 Double Bedroom Terraced Property, comprising in brief: Entrance Hallway, Spacious Lounge with Bay Window, Kitchen, First Floor Landing, Two Bedrooms and Family Bathroom. Front Garden has a Driveway and a Large Enclosed Rear Garden NEW uPVC Double Glazed Windows Gas Central Heating.

EPC Rating: Awaiting Assessment  
Council Tax Band: B

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Outside Front

Concrete driveway to front of property

## Entrance Hallway

Enter via uPVC door.

## Lounge

Upvc bay fronted window, radiator door to kitchen

## Kitchen

Vinyl flooring; radiator; matching wall and base cupboards with worktops and stainless steel mixer tap; space for washing machine - Combi Boiler. , Access to rear garden:



## First Floor Landing

Access to loft

## Bedroom 1

Upvc window overlooking front garden, radiator.

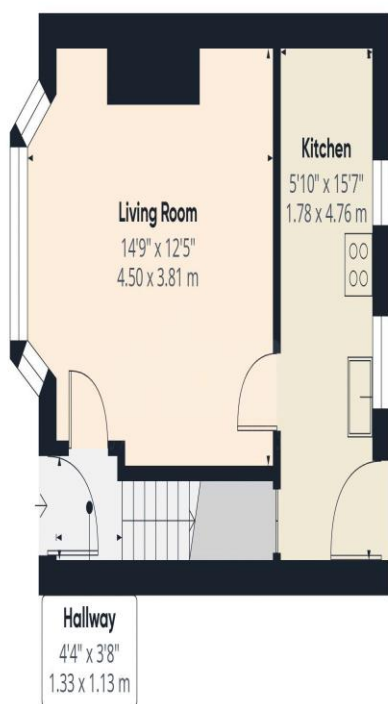
## Bedroom 2

Upvc window overlooking rear garden, radiator.

## Rear Garden

*Large garden mainly laid to lawn.*





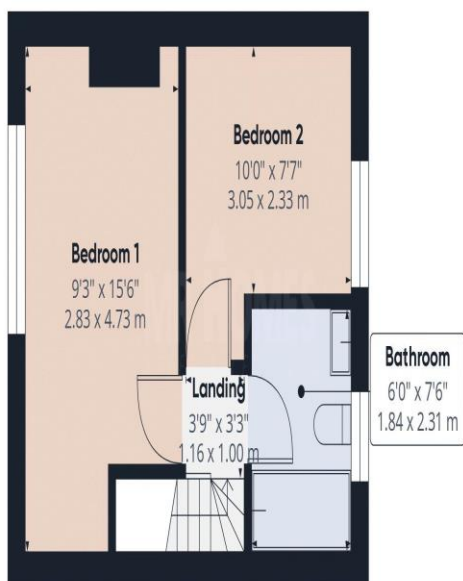
Floor 0



Approximate total area<sup>(1)</sup>

572.95 ft<sup>2</sup>

53.23 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**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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