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MR HOMES
SALES & LETTINGS



Firs Avenue
Pentrebane, Cardiff
CF5 3TH

£260,000
Freehold

Firs Avenue, Pentrebane, Cardiff, CF5 3TH

- NO CHAIN
- DRIVEWAY
- 3 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- CONVERTED UTILITY & W.C.
- MODERN BATHROOM
- WEST-FACING REAR GARDEN WITH OUTBUILDING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - 3 DOUBLE BEDROOMS - GATED DRIVEWAY - MODERN FITTED KITCHEN - MODERN FITTED BATHROOM & SEPARATE W.C. - DOWNSTAIRS W.C. & UTILITY - OPEN PLAN DOUBLE RECEPTION ROOMS - ENCLOSED WEST-FACING REAR GARDEN - OUTBUILDING - FREEHOLD

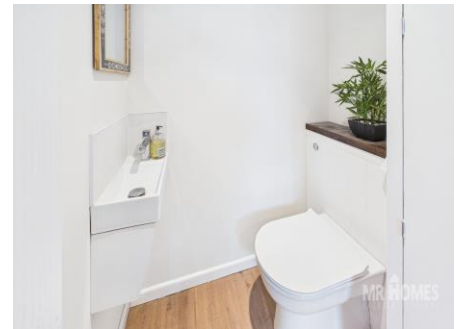
MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this generously proportioned and improved 3 double bedroom mid-terrace property. The property benefits from a gated driveway providing off-road parking and a pleasant front garden. There is an enclosed west-facing rear garden with patio area laid to timber decking, an area laid to lawn to the rear and an outbuilding. There are generous open plan double reception rooms, one with log burning stove. A fully fitted kitchen in excellent condition. The owner has installed a new utility room and downstairs WC. The property further benefits from uPVC double glazing and gas central heating.

Tenure: Freehold

EPC: TBC
Council Tax Band: C
Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.
Broadband coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Block paved driveway accessible through double metal gates; pedestrian path laid to paving slabs accessed via metal gate; remainder laid to lawn; storm porch to front door with decorative metal railings and stone tiled step

Entrance Hall

13' 3" x 5' 5" MAX (4.04m x 1.65m)

Accessed via uPVC front door with obscured DG panel and full height obscured DG panel to side; LVT flooring; radiator; Tado wireless thermostat controller; under stairs storage area

Living Room

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

LVT flooring; radiator; open plan to Dining Room; uPVC DG French Doors provide access to Rear Garden

Dining Room

9' 6" x 12' 7" (2.89m x 3.83m)

Decorative granite strip separates Living Room and Dining Room; LVT flooring; radiator; wood burning stove (no paperwork) ; uPVC DG windows

Kitchen

8' 0" MIN x 10' 1" MAX (2.44m x 3.07m)

LVT flooring; matching wall and base units with oak worktops and tiled splash backs (fitted 7-8 years ago); stainless steel dual sinks with draining board and hose type mixer tap; integrated 4-ring induction hob with glazed splash back and extractor hood over; integrated electric fan assisted oven; integrated dishwasher; uPVC leaded DG window to rear and uPVC door with obscured DG panel providing access to rear garden

Utility Room

5' 1" x 5' 0" (1.55m x 1.52m)

LVT flooring; worktop with tiled splash back; space and plumbing for washing machine; space for tumble dryer

Downstairs WC

5' 5" x 3' 1" (1.65m x 0.94m)

LVT flooring; towel rail radiator; WC; sink with mixer tap and tiled splash back; large cupboards housing RCD Consumer Unit and electricity and gas meters

First Floor Landing

3' 1" x 9' 7" (0.94m x 2.92m)

Carpeted; access to Bedrooms and Family Bathroom and separate WC; access hatch to loft with hatch ladder (loft houses gas central heating boiler: BAXI Duo-tec 8-9 years old)

Bedroom 1

11' 0" x 12' 9" (3.35m x 3.88m)

Carpeted; radiator; two storage cupboards; uPVC DG leaded windows to front

Bedroom 2

10' 4" MAX x 13' 6" MAX (3.15m x 4.11m)

Carpeted; radiator; uPVC DG leaded windows to rear

Bedroom 3

12' 0" x 8' 0" (3.65m x 2.44m)

Carpeted; radiator; storage cupboard; uPVC DG leaded window to front

WC

5' 7" x 3' 0" (1.70m x 0.91m)

LVT flooring; partly tiled walls; towel rail radiator; WC; sink with mixer tap; uPVC obscured leaded DG window to rear

Family Bathroom

6' 2" x 6' 10" (1.88m x 2.08m)

LVT flooring; towel rail radiator; sink with mixer tap and tiled splash back; p-shaped bath with glazed shower screen and dual shower heads over and fully tiled walls; uPVC obscured leaded DG window to rear

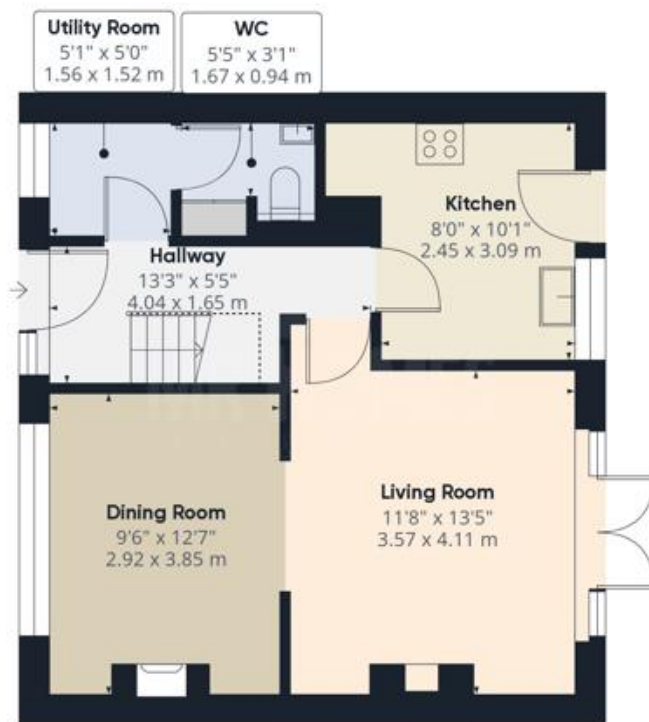
Rear Garden

Enclosed on all sides; patio area laid to timber decking; area to rear laid to lawn; outbuilding

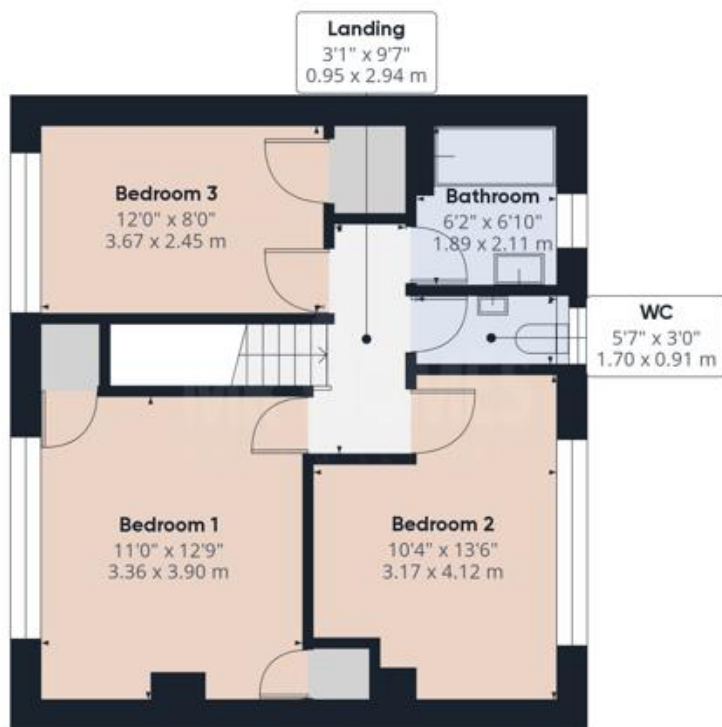
Outbuilding

12' 0" x 6' 0" (3.65m x 1.83m)





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 960.38 ft² / 89.22 m²

Reduced headroom: 14.17 ft² / 1.32 m²

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.

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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