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MR HOMES
SALES & LETTINGS



Ty'n-Y-Pwll Road
Whitchurch, Cardiff
CF14 1AS

£495,000
Freehold

Ty'n-Y-Pwll Road, Whitchurch, Cardiff, CF14 1AS

- NO CHAIN
- FULLY REFURBISHED
- EXTENDED OPEN PLAN KITCHEN with SKY LANTERN
- 4-BEDROOMS
- DORMER LOFT CONVERSION ENSUITE BEDROOM
- REAR GARDEN with LANE ACCESS
- FANTASTIC LOCATION
- GAS CENTRAL HEATING - NEW
- uPVC DOUBLE GLAZING - NEW
- FREEHOLD



NO CHAIN - RECENTLY FULLY REFURBISHED AND EXTENDED - 4 BEDROOM DOUBLE BAY FRONTED PERIOD PROPERTY NOW FIRMLY BROUGHT UP-TO-DATE - EXTENDED OPEN PLAN KITCHEN/DINER/LIVING AREA with SKY LANTERN and SLIDING PATIO DOORS - DORMER LOFT CONVERSION TO ENSUITE BEDROOM - REAR GARDEN with LANE ACCESS - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this superb period property which has just been extended to feature an open plan kitchen/living/dining area and a dormer loft conversion creating a fantastic fourth/primary bedroom with ensuite shower room and expansive views of countryside beyond. Countryside? But the property is in the heart of Whitchurch village. Yes, it is! Not only do you have the opportunity to own a newly fully renovated property but you've got all the amenities of the popular suburb of Whitchurch on your doorstep: independent cafes and restaurants, convenience stores, GP surgeries, pharmacies, sports and social clubs, public houses. Whitchurch High School is 0.4 miles away and can be reached on foot in under ten minutes. Whitchurch Hub and Library Gardens are less than a 5-minute walk from your front door. This property is exceptional and needs to be seen to be fully appreciated.

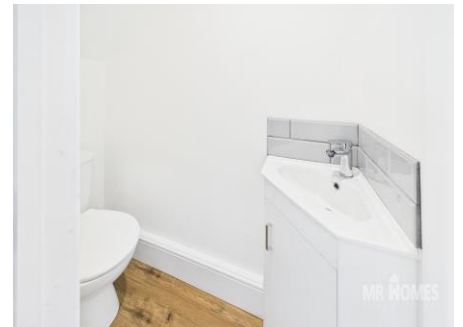
Tenure: Freehold

EPC Rating: D Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and mobile coverage.

FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Metal gate leads to period tiled path to front door; area to side laid to stone chippings

Entrance Hall

17' 11" x 5' 1" MAX (5.46m x 1.55m)

Accessed via new composite front door with obscured DG panels and DG transom over; LVT flooring; radiator; under stairs cupboard; access to Living Room, Guest Cloakroom/WC and Open Plan Kitchen/Living/Dining Area; stairs rise to First Floor

Living Room

13' 8" INTO BAY x 10' 11" (4.16m x 3.32m)

LVT flooring; radiator; feature fireplace; bay window to front with brand new uPVC DG windows.

Guest Cloaks/WC

5' 7" x 2' 3" (1.70m x 0.69m)

LVT flooring; WC; corner sink with waterfall effect mixer tap, and tiled splash back

Open Plan Kitchen/Living/Dining Area

28' 5" x 14' 3" (8.65m x 4.34m)

Fully tiled flooring; newly fitted WREN Kitchen with matching wall and base units and island with storage and space for seating; Quartz composite sink with half bowl, draining board and mixer tap; integrated AEG 4-ring electric induction hob; integrated AEG electric fan-assisted oven and grill; integrated NEFF dishwasher; space for other appliances. Roof Lantern. Sliding patio doors provide access to Rear Garden

First Floor Landing

10' 6" x 3' 5" (3.20m x 1.04m)

Carpeted; access to Bedrooms 1 - 3 and Family Bathroom; carpeted stairs rise to Second Floor

Bedroom 1

13' 10" INTO BAY x 10' 0" (4.21m x 3.05m)

Carpeted; radiator; bay window to front with brand new uPVC DG windows

Bedroom 2

13' 2" x 10' 6" (4.01m x 3.20m)

Carpeted; radiator; cupboard housing brand new gas central heating boiler: Ideal Esprit eco2 Combi boiler; brand new uPVC DG window to rear

Bedroom 3

7' 7" x 6' 1" (2.31m x 1.85m)

Carpeted; radiator; brand new uPVC DG window to front

Family Bathroom

6' 3" x 5' 10" (1.90m x 1.78m)

Tiled flooring; partially tiled walls; brand new white bathroom suite comprising vanity unit with integrated sink with waterfall effect mixer tap and tiled splash back; WC; P-shaped panelled bath with waterfall effect mixer tap and mains powered shower over with dual shower heads; brand new uPVC obscured DG window to rear

Second Floor Landing

1' 0" x 2' 8" (0.30m x 0.81m)

Carpeted; access to Bedroom 4; Velux window

Bedroom 4

18' 8" x 10' 8" (5.69m x 3.25m)

Carpeted; radiator; eaves storage; access to Ensuite; brand new uPVC DG window to rear with expansive views countryside beyond

Ensuite

6' 6" x 4' 4" (1.98m x 1.32m)

Tiled flooring; ladder style radiator; matching quite comprising vanity unit with integrated sink and waterfall effect mixer tap and tiled splash back, WC, and fully tiled quadrant shower cubicle with mains powered shower; brand new uPVC obscured DG window to rear

Rear Garden

Patio area laid to natural stone; concrete path leads to rear timber gate; area laid to lawn; planting beds to both sides



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



Floor 1



Floor 2

Approximate total area: 1,233 ft² / 114.4 m²

Reduced headroom: 23 ft² / 2.1 m²

Reduced headroom: - - - - - Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard.

Measurements are approximate and not to scale.

This floor plan is intended for illustration only

CARDIFF & THE VALE

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