

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



Briar Close
Pentrebane, Cardiff
CF5 3TR

£230,000
Freehold

Briar Close, Pentrebane, Cardiff, CF5 3TR

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/DEVELOPERS
- CORNER PLOT
- FRONT & REAR GARDENS
- 3 DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION INVESTORS/DEVELOPERS - 3 DOUBLE BEDROOMS - OPEN PLAN DUAL ASPECT RECEPTION ROOM (LIVING ROOM/DINER) - ENCLOSED EAST-FACING FRONT & REAR GARDENS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR HOMES are delighted to represent our client in bringing to the market **FOR SALE** with **NO ONGOING CHAIN** this generously proportioned 3 double bedroom semi-detached property on a corner plot with huge potential. There is an enclosed east-facing front garden mainly laid to lawn with concrete steps leading to a concrete path the front door. The enclosed rear garden has a patio area laid to paving slabs with the remainder laid to lawn and planting area to the rear with mature flowers and shrubs. There is a generous open plan dual aspect reception room. There is a kitchen ready for modernisation. The upstairs shower room is modern with fully tiled walls and a double shower tray with modern shower screen. The property further benefits from uPVC double glazing and gas central heating.



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 AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Approached via concrete steps to a concrete path leading to the front door; front garden laid to lawn

Entrance Hallway

13' 1" x 5' 7" MAX (3.98m x 1.70m)

Accessed via uPVC front door with decorative obscured DG panels; laminate flooring; access to kitchen and living room; storage space under stairs; stairs rise to first floor

Living Room/Diner

21' 8" x 12' 7" (6.60m x 3.83m)

Laminate flooring; 2 x radiators; uPVC DG window to front; uPVC French Doors to rear providing access to rear garden



Kitchen

8' 1" x 10' 2" (2.46m x 3.10m)

Tiled flooring; radiator; storage area to front of property with in-built cupboards; matching base level kitchen cupboards with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; uPVC DG window to front; double timber glazed and leaded doors provide access to Lean-To

Lean-To

5' 3" x 5' 3" (1.60m x 1.60m)

Accessed via double glazed doors; timber construction; tiled flooring; timber door with obscured glazed panel provides access to rear garden



First Floor Landing

3' 1" x 9' 6" (0.94m x 2.89m)

Vinyl flooring; access to all upstairs rooms; access hatch to loft

Bedroom 1

10' 10" x 12' 8" (3.30m x 3.86m)

Carpeted; radiator; in-built cupboard over stairs; in-built cupboard housing gas central heating boiler: Ideal Classic2 30; uPVC DG window for front

Bedroom 2

10' 8" x 11' 4" PLUS DROBES (3.25m x 3.45m)

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

Bedroom 3

11' 10" x 7' 10" (3.60m x 2.39m)

Carpeted; radiator; in-built storage cupboard; uPVC DG window to front



WC

6' 4" x 3' 1" (1.93m x 0.94m)

Vinyl flooring; WC; uPVC obscured DG window to rear

Shower Room

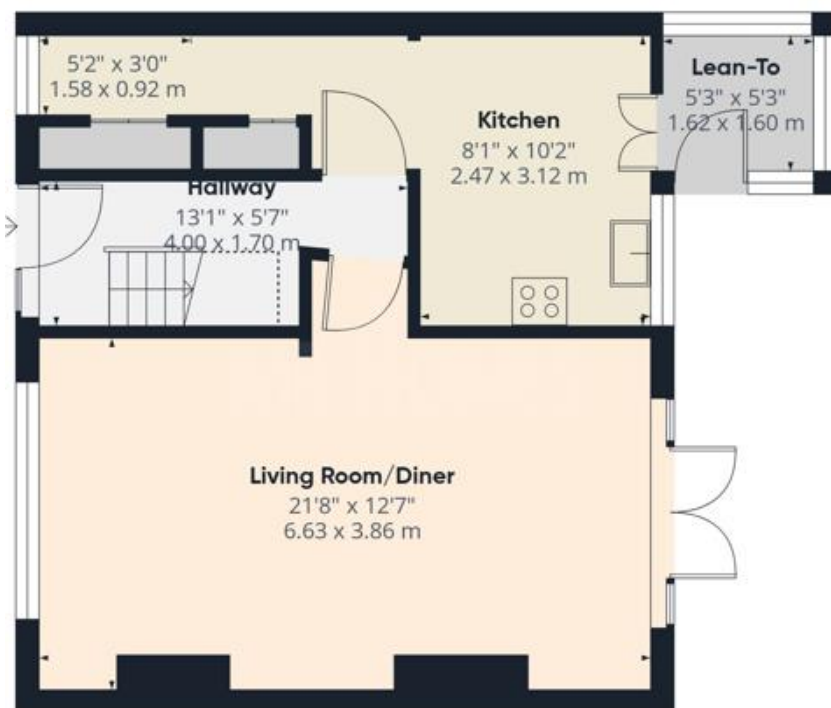
6' 2" x 6' 10" (1.88m x 2.08m)

Carpeted; double shower tray with dual shower heads and glazed shower screen; vanity unit housing sink with mixer tap; radiator; uPVC obscured DG window to rear

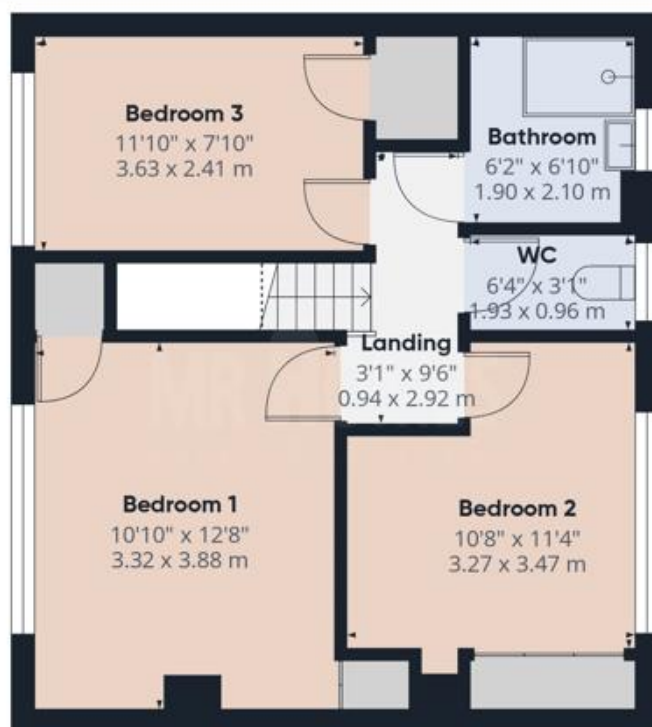
Rear Garden

Patio area laid to paving slabs; area laid to lawn; flower beds to rear





Floor 0



Floor 1

Approximate total area: 991 ft² / 92.1 m²
 Reduced headroom: 14 ft² / 1.3 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

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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