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MR HOMES
SALES & LETTINGS



Bryn Celyn
Pentwyn, Cardiff
CF23 7EG

£190,000
Freehold

Bryn Celyn, Pentwyn, Cardiff, CF23 7EG

- TOWNHOUSE
- 3 BEDROOMS
- FRONT & REAR GARDENS
- 4-PIECE BATHROOM SUITE
- MODERN FITTED KITCHEN
- GUEST WC
- GENEROUS STORAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



3-STOREY TOWN HOUSE - 3-BEDROOM FAMILY HOME - IMMACULATELY PRESENTED - MODERN FITTED KITCHEN - 4-PIECE BATHROOM SUITE - GUEST WC - FRONT & REAR GARDENS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR HOMES are delighted to be representing our clients in bringing to market **FOR SALE** this townhouse offering versatile family accommodation over three floors. The ground floor provides a modern fitted kitchen and separate dining room, as well as generous under stairs storage and Guest WC. The first floor provides a generous landing and Living Room and the property's main bedroom. The second floor provides another generous landing with storage cupboards (housing gas central heating boiler), two further bedrooms and the Family Bathroom. The property has front and rear gardens, the rear garden having double gates providing vehicular access for parking. Furthermore, the property benefits from uPVC double glazing and gas central heating.



Tenure: Freehold

EPC Rating: C

Council Tax Band: C

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

Concrete steps leads down to front door; front garden area to side of steps laid to lawn with mature bushes; seating area

Entrance Hall

7' 0" x 2' 10" (2.13m x 0.86m)

Accessed via uPVC front door with obscured, leaded and stained glass DG panels and transom over; laminate flooring; radiator; access to Dining Room; stairs rise to Upper Floors

Dining Area

9' 11" x 9' 4" (3.02m x 2.84m)

Laminate flooring; radiator; RCD Consumer Unit; uPVC DG window to front; access to Kitchen via archway

Kitchen

11' 9" x 9' 10" (3.58m x 2.99m)

Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl and draining board with mixer tap; Rangemaster Classic 110 Noir range cooker with multiple gas burners and ovens and extractor hood over; space and plumbing for washing machine; space for tumble dryer; space for American-style fridge/freezer; chrome style ladder radiator; under stairs cupboard; access to Guest WC; uPVC door with obscured DG panels provides access to Rear Garden; uPVC DG window to rear

Guest WC

5' 10" x 2' 9" (1.78m x 0.84m)

Tiled flooring; vanity unit incorporating sink with waterfall mixer tap and tiled splash back; WC; uPVC obscured DG window to rear

First Floor Landing

6' 0" x 5' 2" (1.83m x 1.57m)

Carpeted; access to Living Room and Bedroom 1; stairs rise to Second Floor

Living Room

12' 0" x 12' 11" (3.65m x 3.93m)

Laminate flooring; radiator; uPVC DG window to rear

Bedroom 1

10' 3" x 13' 0" (3.12m x 3.96m)

Laminate flooring; radiator; uPVC DG window to front

Second Floor Landing

8' 10" MAX x 4' 3" MAX (2.69m x 1.29m)

Carpeted; Storage Cupboard housing gas central heating boiler: Worcester Combi; access to Bedrooms 2 & 3 and Family Bathroom; access hatch to loft

Bedroom 2

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

Carpeted; radiator; uPVC DG window to front

Bedroom 3

11' 9" x 6' 10" (3.58m x 2.08m)

Carpeted; radiator; uPVC DG window to rear

Family Bathroom

8' 10" x 5' 9" (2.69m x 1.75m)

Tiled flooring; shower cubicle; bath tub; WC; pedestal wash hand basin with mixer tap; radiator; uPVC obscured DG window to rear



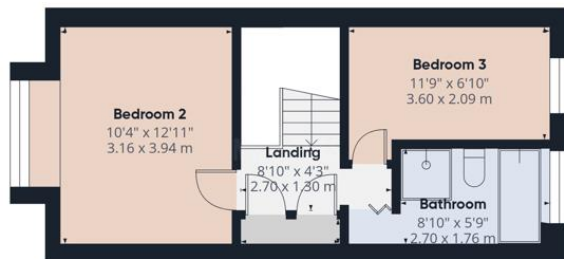
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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: 967 ft² / 89.9 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

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