

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



Ty Cerrig,
Cardiff
CF23 7DQ

Guide Price £350,000 to £375,000
Freehold

Ty Cerrig, Pentwyn, Cardiff. CF23 7DQ.

- GREATLY EXTENDED SPACIOUS FAMILY HOME (5/6 BEDROOMS)
- 2081 SQ FT (APPROX. LIVING SPACE)
- POOL ROOM/SPA & UTILITY
- 3x RECEPTION ROOMS
- 2x EN-SUITE SHOWER ROOMS
- WORKSHOP/SAUNA (15' 7" x 11' 6" (4.75m x 3.50m)
- ATTRACTIVE & ENCLOSED FRONT & REAR GARDENS
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



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WELCOME TO THIS STUNNING & SPACIOUS EXTENDED FAMILY HOME WHICH SPANS OVER 2081 SQ FT - DISCOVER AN UNPARALLELED BLEND OF COMFORT AND FUNCTIONALITY - SUPERB LIVING ACCOMODATION - VERY PRIVATE & ENCLOSED ATTRACTIVE GARDEN - INTERNAL SOLID OAK DOORS - 2x LOG BURNERS - SOLAR PANELS CONNECTED TO THE GRID*

THE PROPERTY RECIEVES PLENTY OF NATURAL LIGHT THROUGHOUT
EARLY VIEWING IS HIGHLY RECOMMENDED
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Greatly Extended 5/6 Bedrooms, comprising in brief; Ground Floor: Entrance Porch, Sitting Room with Log Burner, Bedroom 5 with Sunroom, Modern Fitted Kitchen which Opens into the Sun Lounge with Log Burner, Bedroom 4 with En-Suite, A Cosy Snug Reception Room and a Pool/Spa Room equipped with Showering Facility & Utility Area. First Floor: 1st Floor Landing, Bedroom 1 (previously 2 separate bedrooms), Bedroom 2 with Large En-Suite & Dressing Area/Wardrobe, Bedroom 3/Office/Study and a Re-Fitted & Modern Family Bath & Shower Room. To the Rear is an Enclosed Garden which is Low-Maintenance & a Private Double Driveway. To the Front of this Property is an Attractive Enclosed Garden with a Pond, A Range of Pretty Flower Beds, Bushes and a Hedgerow with Fencing to Enclose the Boundary. A Large Stone Outdoor Fireplace has been built by the Vendor along with a Large Outbuilding/Workshop which includes a Sauna. The Property Further Benefits from Solar Panels which are connected to the Grid *As Advised By Vendor, uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant Eco TEC Plus 831 Combi Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/tycerrig84ap>

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Porch - 5' 1" x 3' 11" (1.55m x 1.19m) Laminate Flooring, Inset Spotlight To Ceiling, Double Door To Electric Cupboard And Fuse Box, Door To 1st Reception/Sitting Room.

1st Reception/Sitting Room - 18' 7" x 12' 10" (5.66m x 3.91m) Laminate Flooring, Wood Burning Stove, D/g Patio Sliding Door to Rear Garden, Double Panel Radiator, Single Panel Radiator, Feature Coving To Ceiling, Ceiling Feature, Solid Oak Door To Kitchen.

Kitchen - 12' 5" x 9' 2" (3.78m x 2.79m) Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Matching Splashbacks, Stainless Steel Sink And Drainer With Chrome Mixer Tap, Fully Electric Range Cooker, Inset Spotlights To Ceiling, 6 Bar Vertical Modern Radiator, Large Floor To Ceiling Storage Cupboard, Open-Plan Service Hatch To Rear Extension/2nd Reception Room.

Sun Lounge/3rd Reception Room - 20' 1" x 8' 6" (6.12m x 2.59m)

Laminate Flooring, 3 x Velux D/g Windows, uPVC D/g Window To Rear, Double Patio Doors To Rear Garden, 8 Bar Modern Vertical Radiator, Wood Burning Stove, Door To Storage Cupboard Behind Fireplace, Door To Storage Cupboard, Opens Into A Snug/2nd Reception Room.

Snug/2nd Reception Room - 12' 9" x 12' 2" (3.88m x 3.71m) Laminate Flooring Continued, 8 Bar Modern Vertical Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Sliding Patio Door To Pool Room.

Pool/Spa Room - 22' 1" x 14' 6" (6.73m x 4.42m) Decked Flooring, Very Large Swimming Pool/Spa, Walk-In Shower Cubicle With Electric Shower, Utility Area At The Back Which Houses Washing Machine And Tumble Dryer, Wall Mounted Electric Extractor Fan, 2 x uPVC D/g Windows To Side Looking Into Rear Garden.

Bedroom 4 - 12' 2" x 8' 5" (3.71m x 2.56m) Laminate Flooring, Obscure Windows To Rear, D/g Patio Sliding Door To Rear Garden, Double Panel Radiator, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Hatch To Small Loft Space.

En-Suite - 6' 5" x 5' 9" (1.95m x 1.75m) Electric Shower, Drainage To Floor, Fully Tiled Walls, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Close Coupled W.c., Single Panel Radiator, Wall Mounted Electric Heater, Inset Spotlights To Ceiling. Solid Oak Door To 4th Reception Room/Downstairs Bedroom.

Bedroom 5 - 12' 1" x 9' 2" (3.68m x 2.79m) Laminate Flooring, Radiator With Radiator Cover, Fitted Wardrobes, uPVC D/g Window In To Rear Conservatory.

Rear Sunroom - 9' 10" x 8' 0" (2.99m x 2.44m) Laminate Flooring, uPVC D/g Windows To Rear And Sides, D/g Patio Sliding Door To Rear Garden, Power Points And Lighting.

Staircase/First Floor Landing - 18' 8" x 2' 10" (5.69m x 0.86m)

Custom Fitted Understair Pull-Out Storage Cupboards, Fridge And Freezer Are Tucked Away Neatly Under Staircase, Staircase with Balustrade Glass Up To Landing, Fitted Carpet, Hatch To Loft, Solid Oak Doors To All Rooms.

Bedroom 1 (Originally Two Bedrooms) - 16' 9" x 9' 8" (5.10m x 2.94m) Fitted Carpet, 2 x uPVC D/g Windows To Front With Sliding Tertiary Glazed Window Panels, Single Panel Radiator, 4 Mirror Sliding Doors To Fitted Wardrobes, Coving To Ceiling, Inset Spotlights To Ceiling, Feature Fan Light, Doorway Covered With Plastic So Can Easily Be Restored Back To Two Bedrooms.

Bedroom 2 - 14' 4" x 12' 2" (4.37m x 3.71m) Laminate Flooring, Radiator With Radiator Cover, uPVC D/g Window To Rear With 2nd Sliding Tertiary Glazed Window, Hatch To Loft Space, Door To En-Suite.

En-Suite - 11' 9" x 7' 10" (3.58m x 2.39m) Laminate Flooring, Large Walk-In Double Shower Cubicle With Mixer Shower, Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., 2 x Double Panel Radiators, uPVC D/g Window To Rear With Obscure Sliding Tertiary Glazed Window, Fitted Wardrobe Space, Shelving And Drawers.

Bedroom 3/Office/Study - 9' 5" x 6' 7" (2.87m x 2.01m) Fitted Carpet, Single Panel Radiator, uPVC D/g Window To Rear, Plastered Walls And Textured Ceiling, Coving To Ceiling, Door To Airing Cupboard Housing Vaillant Eco TEC Plus 831 Combi Boiler And Slat Shelving.

Family Bathroom - 9' 6" x 8' 8" (2.89m x 2.64m) Laminate Flooring, Large Whirlpool/Jacuzzi Style Bath With Chrome Mixer Tap And Attached Shower Head Over, Large Walk-In Shower Cubicle With Mixer Shower Over, Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard, Close Coupled W.c., uPVC Obscure D/g Window To Rear, Fully Tiled Walls, Double Panel Radiator.

Front Garden - Front Garden Accessed Via Lockable Gate, Patio Pathway, 3 x Outdoor Covered Wood Storage Sheds, Large Brick Built Outdoor Fireplace, Large Pond With Decking Surround, Outside Tap, Large Patio Area, Raised Flowerbed Garden With A Range Of Shrubs, Plants And Ornaments, Outside Lighting, Outside Power Points, Double Doors To Large Workshop.

Rear Garden - Enclosed Rear Garden, South Facing, Low Maintenance, Brick Paved Pathway With Laid Stone Chippings, Mature Trees And Shrubs To Borders, Outside Lighting, Lockable Gate, Outside Tap.

Private Double Driveway (Brick-Paved)

Brick Paved Driveway To Rear.

Large Workshop/Sauna

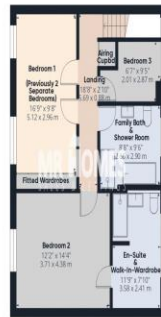
15' 7" x 11' 6" (4.75m x 3.50m)

Power Points, Lighting, In-Built Sauna.



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Approximate total area⁽ⁿ⁾2256 ft²209.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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