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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Rhymney Street,  
Cathays, Cardiff  
CF24 4DH

Guide Price £220,000 to £230,000  
Freehold



# Rhymney Street, Cathays, Cardiff. CF24 4DH.

- NO CHAIN - A VERY WELL PRESENTED 2x DOUBLE BED TERRACED PROPERTY
- IDEAL FOR 1st TIME BUYERS or INVESTOR/LANDLORDS
- LIVING ROOM
- 2x RECEPTION ROOMS
- KITCHEN
- QUALITY FITTED CARPETS TO 1st LANDING & BEDROOMS
- UPSTAIRS FAMILY BATHROOM SUITE
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



NO CHAIN  
A VERY WELL PRESENTED 2-BEDROOM PROPERTY  
IDEAL STARTER HOME FOR 1st TIME BUYERS or  
INVESTOR/LANDLORDS  
SOUTH-WEST FACING ENCLOSED REAR GARDEN  
uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER  
TENURE: FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** with No Ongoing Chain this 2-Bedroom Terraced Property, comprising in brief; Entrance Hallway, Reception Room 1, Reception Room 2, Understair Storage Cupboard, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedroom 1, Bedroom 2 & Family Bathroom Suite. The Rear Garden is Enclosed & South-West Facing. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Duo Tec Combi 24HE Combi Boiler.

**EARLY VIEWING HIGHLY RECOMMENDED**

**EPC Rating = D.**  
**Council Tax Band = D.**

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

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](http://WWW.MR-HOMES.CO.UK)**



**Entrance Hallway - 11' 2" x 3' 1" (3.40m x 0.94m)**

Entered Via uPVC Door Laminate Flooring, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Door to 1st Reception Room, Open-Plan to 2nd Reception Room.

**1st Reception Room - 10' 8" x 10' 3" (3.25m x 3.12m)**

Laminate Flooring, uPVC D/g Window to Front, Double Panel Radiator, Original Cast Iron Coal Effect Fireplace, 2 x Base Cupboards, One Housing Gas Meter with a Shelf Over, the 2nd Housing the Updated New Electric RCD Consumer Unit And Electric Meter with a Shelf Over, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Open-Plan Double Doorway to 2nd Reception Room.

**2nd Reception Room - 14' 0" x 10' 3" (4.26m x 3.12m)**

Laminate Flooring, uPVC D/g Window to Rear, Double Panel Radiator, Shelving to the Two Recesses, Closed Fireplace, Large Understair Storage Cupboard, Sliding Door To Kitchen.

**Kitchen - 9' 2" x 7' 10" (2.79m x 2.39m)**

Vinyl Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Quarter Bowl With Drainer With Mixer Tap Over, uPVC D/g Window to Rear, 5 Ring Gas Hob With Large Stainless Steel Splashback, Electric Oven, Under Counter Fridge And Freezer, Plumbed For Washing Machine, Wall Mounted BAXI Duo Tec Combi 24HE Combi Boiler, Single Panel Radiator, uPVC Obscure D/g Door to Rear Garden, Plastered Walls and Plastered Ceiling, Wall Mounted BAXI Duo Tec Combi 24HE Combi Boiler.

**Staircase/First Floor Split-Level Landing - 6' 10" x 4' 5" (2.08m x 1.35m)**

Fitted Carpet, Hatch to Insulated Loft, Plastered Walls And Plastered Ceiling.

**Bedroom 1 - 14' 0" x 10' 5" (4.26m x 3.17m)**

Fitted Carpet, 2 x uPVC D/g Windows to Front, 2 x Single Panel Radiators, Plastered Walls And Plastered Ceiling.

**Bedroom 2 - 10' 5" x 9' 4" (3.17m x 2.84m)**

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

**Family Bathroom - 9' 4" x 8' 0" (2.84m x 2.44m)**

Vinyl Flooring, Panel Bath With Chrome Mixer Tap and Attached Shower Over, Tiled Walls Around The Bath, Pedestal Wash Hand Basin With Hot and Cold Taps Over With Tiled Splashback and Mirror Over, Close Coupled W.c., Single Panel Radiator, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling.

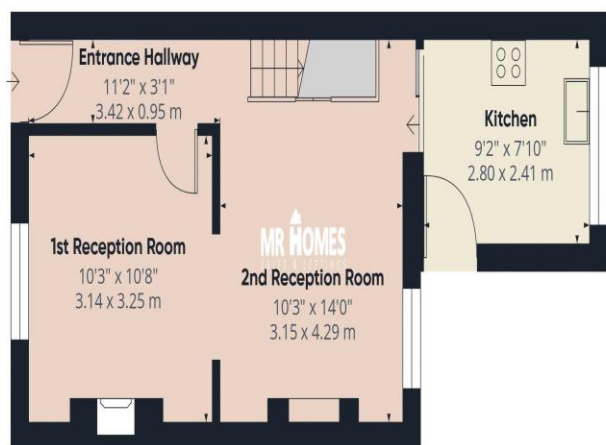
**Rear Garden (Enclosed) - SOUTH-WEST FACING**

Enclosed Rear Garden, Patio to Lawn, Outside Tap, South-West Facing.

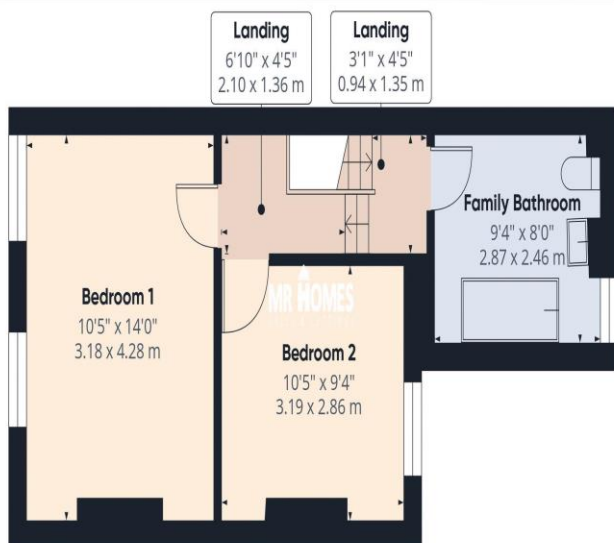




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

**Approximate total area<sup>(1)</sup>**  
726 ft<sup>2</sup>  
67.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360

## CARDIFF & THE VALE

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