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MR HOMES
SALES & LETTINGS



Pipkin Close Pontprennau
Cardiff CF23 8FD

Guide Price £165,000 to £175,000
Leasehold

Pipkin Close Pontprennau, Cardiff, CF23 8FD

Overview

- First Floor Modern Apartment
- Open Plan Living
- Two Bedrooms
- Bathroom
- Allocated Parking
- Good Condition Throughout
- Excellent Transport Links
- 135 Lease
- No Onward Chain



MR Homes Estate Agents offer the open market this excellent first floor modern apartment that is ideal for a first time buyer or could be added to a buy to let portfolio. Situated in Pipkin Close in Pontprennau Cardiff CF23, the property is surrounded by excellent transport links by car with the A48 and M45 close by and constant bus services taking you to a range of destinations including Cardiff City Centre with its shopping malls, leisure activities, restaurants, bars and nightlife.

The accommodation consists of an entrance hallway, fantastic spacious open plan lounge kitchen dining room with Juliette balcony, two well proportioned bedrooms and a family three piece suite bathroom. Further benefits are an allocated parking space and a lease of 137 years. Being in such well maintained condition the property is ready for immediate occupation. This is a super apartment in a popular location, secure your viewing by calling MR Homes on 02920 204 555.

EPC Rating = TBC. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is a private car park with one allocated space for the property, bike shed and path to communal entrance

Communal Entrance

Access to the building is via an entry phone key system, the communal areas are in well maintained condition, stairs lead to the first floor

Entrance Hallway

12' 2" x 7' 8" (3.71m x 2.33m)

Double glazed window to front, RCD fuse board, entry phone system, heating thermostat, wall mounted electric heater, wood laminate flooring, power points

Bedroom One

12' 4" x 8' 7" (3.77m x 2.62m)

Double glazed window to rear, wall mounted electric heater, wood laminate flooring, tv and power points

Bedroom Two

9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to rear, wall mounted electric heater, fitted carpet, power points

Family Bathroom

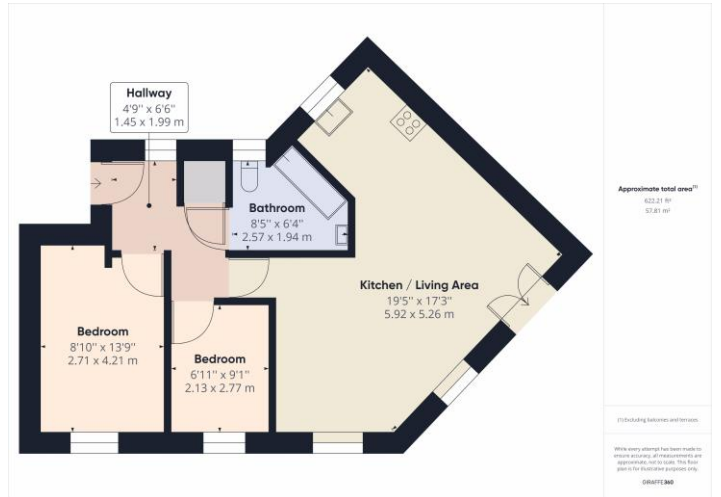
8' 0" x 6' 10" (2.45m x 2.09m)

Frosted double glazed window to front. A suite to include a panel enclosed bath with mixer taps and mains fed power shower over with glass screen, pedestal hand wash basin, close coupled wc, heated towel rail, part tiled walls, vinyl flooring

Open Plan Lounge Kitchen Dining Room

22' 11" x 13' 5" (6.99m x 4.09m)

This wonderful open plan space benefits from double glazed windows to front and back with Juliette balcony doors to rear as well. The room is split into different areas with dedicated sitting and dining areas. the kitchen has a range of wall mounted and floor base units and drawers, work surfaces over, inset sink with mixer tap and drainer and splash backs. Integrated 4 ring hob, stainless steel extractor hood over and oven. Space for washing machine and fridge freezer. Two wall mounted electric heaters, wood laminate flooring, tv and power points



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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