

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Beckgrove Close,
Pengam Green, Cardiff
CF24 2SE

Guide Price £239,950 to £249,950
Freehold

Beckgrove Close Pengam Green, Cardiff, CF24 2SE

Overview

- GUIDE PRICE: £239,950 to £249,950
- NO CHAIN!!!
- LINK-DETACHED PROPERTY
- CORNER PLOT
- *POSSIBLE DEVELOPMENT POTENTIAL
- 2x CONSERVATORIES
- OFF-ROAD PARKING
- uPVC D/G WINDOWS
- GAS C/H



NO CHAIN!!! - A MODERN LINK-DETACHED FAMILY HOME SET ON A LARGE CORNER PLOT *(Possible Development Potential - Subject to Planning Consent).... - 2 SEPARATE CONSERVATORIES - MODERN KITCHEN & BATHROOM - OFF-ROAD PARKING - ENCLOSED REAR CORNER GARDEN – FREEHOLD

MR HOMES are very pleased to Offer **FOR SALE** this 2x Double Bedroom Modern Link-Detached Family Home comprising in brief; Enter via a Large Side Conservatory, Mid-Hallway, Spacious Lounge, Modern Kitchen, Rear Conservatory, Staircase to the 1st Floor Landing, Bedroom1, Bedroom 2 & a Family Bathroom Suite. Lockable Side Gate giving access to the Private Driveway for Off-Road Parking and Enclosed Corner Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Classic Central Heating Boiler.

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

WWW.MR-HOMES.CO.UK

**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Conservatory

12' 9" x 9' 9" (3.88m x 2.97m)

Enter via uPVC half glazed double glazed door. Tiled floor. Windows to rear, front and side. uPVC door into hallway.

Hallway

Tiled Floor. Doors to lounge, kitchen, under stairs cupboard housing alarm.

Lounge

16' 11" x 12' 7" (5.15m x 3.83m)

Laminate flooring. uPVC double glazed bay window to front. Double panel radiator. Covings. Stairs to 1st floor.

Kitchen

12' 7" x 8' 8" (3.83m x 2.64m)

Laminate flooring. Matching wall and base units with work surface over + tiled splash back. Sink + half bowl + drainer with mixer tap. Window to rear into conservatory. Space for gas/electric cooker with extractor hood over. Plumbing for washing machine. Chrome ladder radiator. Wall mounted RCD unit. Wall mounted electric extractor. Half double glazed door to 2nd conservatory.

Conservatory 2

9' 6" x 8' 0" (2.89m x 2.44m)

Laminate flooring.

Landing

Fitted carpets. uPVC double glazed window to side. Hatch to loft via attached ladders.

Bedroom 1

12' 7" x 9' 1" (3.83m x 2.77m)

Fitted carpets. uPVC double glazed window to front. Single radiator. Covings to ceiling.

Bedroom 2

11' 7" x 9' 1" (3.53m x 2.77m)

Fitted carpets. uPVC double glazed window to rear. Single panel radiator. Covings to ceiling.

Bathroom

9' 5" x 4' 10" (2.87m x 1.47m)

Vinyl flooring. Panelled bath with electric shower over. Glass shower screen. Pedestal wash hand basin. W.C. Shaver point. Light. Single Radiator. Ceiling mounted electric extractor fan. Wall tiles across bath. Door to large airing cupboard housing hot water tank and slat shelving.

Rear Garden

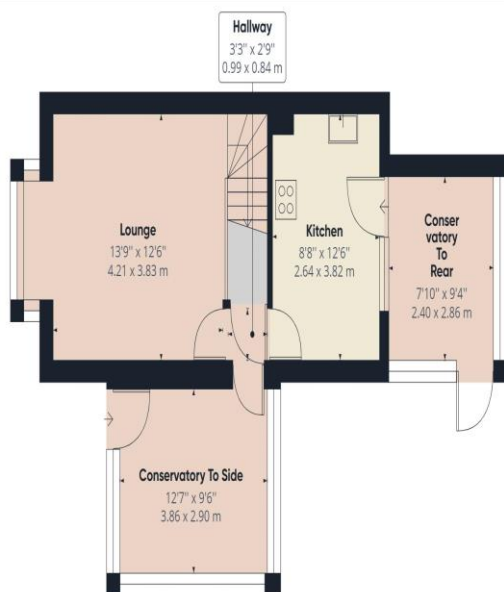
Corner rear garden with patio area. Flower bed borders. Mature trees creating privacy.

Driveway

Off road parking.



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.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

844.57 ft²

78.46 m²

(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.

GIRAFFE360

CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD