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**MR HOMES**  
SALES & LETTINGS



Maes Y Bryn,  
Pontprennau,  
Cardiff CF23 8XQ

Asking Price £350,000  
Freehold

# Maes Y Bryn

## Pontprennau, Cardiff, CF23 8XQ

### Overview

- NO CHAIN!!!
- MODERN
- IMMACULATE CONDITION
- QUIET LOCATION
- LARGE GARDEN
- OUTSIDE BAR
- DRIVEWAY
- uPVC DOUBLE GLAZED WINDOWS
- DOWNSTAIRS CLOAKROOM
- EN-SUITE
- FREEHOLD



A MODERN DETACHED 3-BEDROOM BEAUTIFUL FAMILY HOME SET ON A LARGE PLOT WITH AN OUTSIDE BAR- QUIET CUL-DE-SAC LOCATION - EXCELLENT TRANSPORT LINKS TO THE M4 LINK with EASY ACCESS TO THE UNIVERSITY HOSPITAL OF WALES - SOUTH-FACING LANDSCAPED REAR GARDEN - CLOAKROOM/W.C - RECEPTION ROOM-IMMACULATE KITCHEN - MASTER BEDROOM with EN-SUITE - DRIVEWAY- FREEHOLD.



**MR HOMES** Offer **FOR SALE** this Very Well Presented 3-Bedroom Detached Family Home, comprising in brief; Cloakroom/Downstairs W.c, Large Lounge, Modern Fitted Kitchen, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3 & a Modern Family Bathroom Suite. The Attractive Front Garden extends across the Large Driveway as this is a Generous Size Plot, there is a Lockable Side Gate giving Access into the Beautifully Landscaped Rear Garden with an immaculate Outside Bar. Further Benefits include; uPVC Double Glazing Windows, Gas Central Heating powered by a .

**EPC Rating = Awaiting assessment...**

**Council Tax Band = E.**

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

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



**Living Room - 17' 0" x 15' 0" (5.18m x 4.57m)**

Laminate flooring. uPVC double glazed window to front. uPVC double glazed front door. Stairs leading to 1st floor. Double panel radiator x2. Consumer unit. Access to w.c.

**Kitchen/Diner - 17' 0" x 10' 2" (5.18m x 3.10m)**

Tiled flooring. 4 ring induction hob with extractor over. Bosh mid height oven with microwave above. Integrated dishwasher & fridge freezer & wine fridge. uPVC double glazed window to rear. uPVC double glazed door to rear x2. Double panel radiator x2.

**Cloakroom/W.c - 6' 0" x 2' 9" (1.83m x 0.84m)**

Laminate flooring. Tiled walls. uPVC obscured double glazed window to side. Wash hand basin with mixer tap & vanity unit.

**1st Floor Landing - 11' 2" x 2' 9" (3.40m x 0.84m)**

Fitted carpets. Double panel radiator. uPVC double glazed window to side. Doors leading to all bedrooms & bathroom. Cupboard housing Main combi eco boiler.

**Family Bathroom - 6' 11" x 5' 8" (2.11m x 1.73m)**

Tiled floor to ceiling. Walk in mains shower. W.c. wash hand basin with mixer tap. uPVC double glazed obscured window to side. Chrome heated towel radiator.

**Bedroom 1 - 10' 7" x 9' 10" (3.22m x 2.99m)**

Fitted carpets. Built in wardrobes. Double panel radiator. uPVC double glazed window to front.

**En-Suite - 6' 2" x 5' 7" (1.88m x 1.70m)**

Tiled floor to ceiling. Walk in mains shower. Wash hand basin with mixer tap and vanity unit. Chrome heated towel radiator. uPVC double glazed obscured window to front.

**Bedroom 2 - 9' 9" x 8' 5" (2.97m x 2.56m)**

Fitted carpets. Double panel radiator. uPVC double glazed window to rear. Built in wardrobes.

**Bedroom 3 - 8' 6" x 8' 5" (2.59m x 2.56m)**

Fitted carpets. uPVC double glazed window to rear. Double panel radiator. Built in wardrobes.

**Front Garden**

Artificial grass & Block paving.

**Private Driveway**

**Outside Bar (Converted from Garage)**

15' 10" x 8' 0" (4.82m x 2.44m)

Laminate flooring. uPVC double glazed window to front. Bi-folding doors giving access to garden.

**Rear Garden**

Enclosed via 6-foot fencing. Small area of artificial grass. Mainly patioed and decking area. Access to outside bar. Side access. Outside electric points. Outside tap.



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



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

977.99 ft<sup>2</sup>  
90.86 m<sup>2</sup>

Reduced headroom

4.02 ft<sup>2</sup>  
0.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## CARDIFF WEST

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