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253 Cowbridge Road West,
Cardiff, CF5 5TD
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Fairview Close,
Pontyclun,
CF72 9EQ

Guide Price £289,950 to £299,950
Freehold

Fairview Close,
Pontyclun, CF72 9EQ

Overview

- NO CHAIN!!!
- EXTENDED & SPACIOUS
- 3-BED SEMI-DETACHED BUNGALOW
- OPEN-PLAN LOUNGE / DINER
- SHOWER ROOM
- PRIVATE DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with NEW COMBI-BOILER
- FREEHOLD



NO CHAIN!!! EXTENDED & SPACIOUS
3-BED SEMI-DETACHED BUNGALOW -
EARLY VIEWING IS A MUST - 360
Degree Tour Link:
<https://tour.giraffe360.com/fairviewclose25ap/>

MR HOMES are pleased to Offer
FOR SALE this Extended 3-Bedroom
Semi-Detached Bungalow, comprising
in brief; Entrance Hall, Kitchen, Open-
Plan Lounge & Dining Room, Inner
Hallway, Extended Bedroom 1 (Rooms
1 & 2), Extended Bedroom 2 (Rooms 1
& 2), Bedroom 3, & a Shower Room.
The Front Garden is Low-Maintenance
& Enclosed. The Rear Garden is also
Low-Maintenance & Enclosed. NB:
The Rear Garden has been Greatly
Reduced in Size due to the remaining
Garden being Overgrown and Sloping
Downwards. Private Double Driveway
to Front/Side. Further benefits of this
property are; uPVC Double Glazing
Windows & Gas Central Heating
powered by an Ideal Logic Max C
24Kw Combi-Boiler.

EPC Rating = D.
Council Tax Band = C.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Entrance Hallway

7' 11" x 3' 11" (2.41m x 1.19m)

Kitchen

10' 9" x 7' 0" (3.27m x 2.13m)

Lounge / Diner

17' 0" x 12' 1" (5.18m x 3.68m)

Inner Hallway

7' 11" x 2' 8" (2.41m x 0.81m)

Shower Room

7' 11" x 5' 8" (2.41m x 1.73m)

Bedroom 1 (Room 1)

9' 4" x 7' 5" (2.84m x 2.26m)

Bedroom 1 (Room 2) EXTENSION

16' 2" x 9' 8" (4.92m x 2.94m)

Bedroom 2 (Room 1)

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom 2 (Room 2) EXTENSION

10' 1" x 7' 5" (3.07m x 2.26m)

Bedroom 3

12' 8" x 9' 0" (3.86m x 2.74m)

Front Garden - Enclosed & Low-Maintenance

Lockable Side Gate Access into Rear Garden

Rear Garden - Enclosed & Low-Maintenance

Large Wood Panel Storage Shed. NB: Rear Garden has been Reduced in Size Dramatically by Fencing. The Remaining Garden is Overgrown and Slopes Down to the Rear.

Private Double Driveway

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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