

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



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](http://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

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