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MR  HOMES
SALES & LETTINGS



Glyn Coed Road,
Pentwyn, Cardiff
CF23 7DX

Guide Price £179,950 to £189,950
Freehold

Overview

- VERY WELL PRESENTED
- PORCH ENTRANCE
- RE-FITTED KITCHEN
- SPACIOUS LOUNGE
- 2x DOUBLE BEDROOMS
- RE-FITTED BATHROOM
- ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN
- uPVC D/G & GAS C/H
- FREEHOLD



2x DOUBLE BED STARTER FAMILY HOME

- IDEAL FOR FIRST TIME BUYERS or
INVESTORS – FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Very Well Presented & Modern 2-Bedroom Property comprising in brief; Large Porch Entrance, Inviting Hallway, Re-Fitted & Modern Kitchen, A Spacious Lounge with Patio Sliding Door to Rear Garden, Brand New Fitted Carpet to the Staircase & 1st Floor Landing, Bedroom 1, Bedroom 2 & a Re-Fitted & Modern Bathroom Suite. The Front Garden has a Low-Maintenance Patio and is Enclosed, The Rear Garden is a Good Size, with Decking & Patio Stones. There is a Lockable Rear Gate & a Door into the Garage. Off-Road Parking Available to the Rear. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal INDEPENDANT 30 Combi-Boiler.

EPC Rating = C.

Council Tax Band = C.

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



Porch - 8' 8" x 6' 3" (2.64m x 1.90m)

Entered via uPVC Door - Laminate Flooring - uPVC D/g Window to Front - panelled Walls - uPVC Half-Glazed & Obscured D/g Door into Hallway.

Hallway - 12' 4" x 5' 9" (3.76m x 1.75m)

Laminate Flooring - Double Panel Radiator - Cupboard housing RCD Consumer Unit - Plastered Walls & Ceiling - Doorway to Kitchen - Door to Lounge & Staircase to 1st Floor Landing.

Lounge - 13' 8" x 12' 8" (4.16m x 3.86m)

Laminate Flooring - uPVC D/g Window to Rear - uPVC D/g Patio Sliding Door to Rear Garden - Double Panel Radiator - Plastered Walls & Ceiling with Coving - Large Understair Storage Cupboard.

Kitchen - Refitted and Modern - 11' 6" x 7' 4" (3.50m x 2.23m)

Matching Wall & Base Units with Work Surfaces Over with Breakfast Bars - Stainless Steel Circular Sink & Drainer with Mixer Tap - uPVC D/g Window to Front - Space for Freestanding Electric Cooker with Extractor Over - Single Panel Radiator - Plumbed for Washing Machine, Dishwasher & Space for Tumble-Dryer - Ceiling Fan Light - Fully Tiled Walls - Wall Mounted Ideal INDEPENDANT 30 Combi-Boiler.

1st Floor Landing

Brand New Fitted Carpet to Stairs & Landing - Plastered Walls & Textured Ceiling - Hatch to Insulated Loft - Doors to Bedrooms 1, 2 & Family Bathroom.

Bedroom 1 - Large in Size - 13' 8" max x 11' 11" max (4.16m x 3.63m)

Laminate Flooring - uPVC D/g Window to Rear - Double Panel Radiator

Bedroom 2 - 11' 8" x 7' 5" (3.55m x 2.26m)

Laminate Flooring - uPVC D/g Bay Window to Front - Single Panel Radiator.

Bathroom - Refitted and Modern - 7' 10" x 5' 10" (2.39m x 1.78m)

Tiled Flooring - Panel Bath with Mixer Tap & Attached Shower - Curved Glass Shower Screen to bath - Wash Hand Basin with Mixer Tap - Close-Coupled W.c - uPVC Obscured D/g Window to Front - Inset Spotlights to Ceiling - Chrome Ladder Radiator - Fully Tiled Walls - Ceiling Mounted Electric Extractor Fan.

Front Garden - Enclosed & Low-Maintenance - Patio Stones.

Rear Garden - Enclosed & Low-Maintenance - Patio Stones & Decking

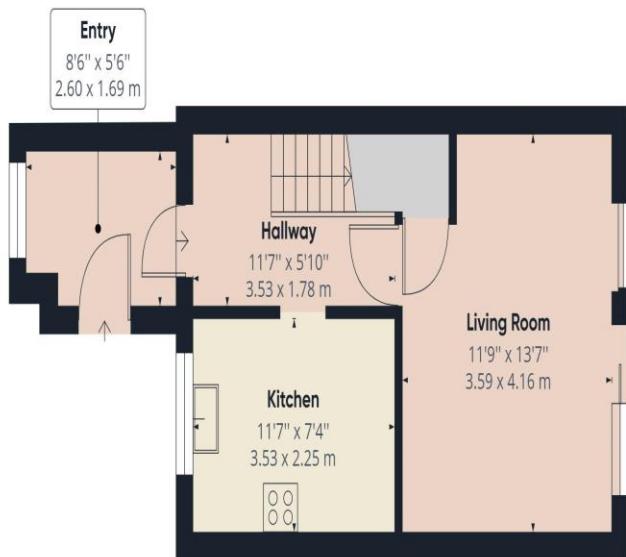
Door into Garage - Lockable Rear Gate.

Garage

16' 9" x 7' 11" (5.10m x 2.41m)

Off-Road Parking Spaces Available to Rear.



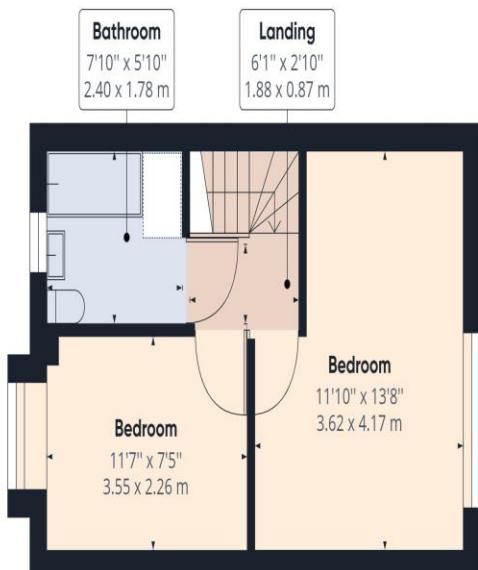


Approximate total area⁽¹⁾

670.11 ft²

62.26 m²

Floor 0 Building 1



(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.

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Floor 1 Building 1

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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