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MR HOMES
SALES & LETTINGS



Hill View
Pentrebane
Cardiff

Guide Price £140,000 to £150,000
Freehold

Overview

- Full Modernisation Required
- End Of Terrace Family House
- Sitting Room
- Spacious Kitchen Breakfast Room
- Three Bedrooms
- Shower Room & Cloakroom
- Enclosed Rear Garden
- Fantastic Views Over Cardiff City
- Freehold
- No Onward Chain



MR Homes bring to the market this end of terrace house located in Hill View, in the increasingly popular Pentrebane, Cardiff CF5. The property has been in the same family for many years and the property now requires full internal modernisation to bring it up to a more modern standard. However, even with remedial works required this is a spacious family house and will appeal to an investor, a first time buyer with imagination or a growing family.

The accommodation comprises of an entrance hallway, sitting room, kitchen breakfast room, cloakroom, three bedrooms and a shower room. Externally, the front overlooks the open green space and from the rear garden and upper rooms you have fantastic views over Cardiff City. This is a property to really put your mark on and in MR Homes opinion will attract high levels of interest. If you would like further information, please contact the office on 02920 204555.

EPC Rating = TBC. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Approach

To the front of the property is an open faced front garden with block paved path to front door with lawn borders

Entrance Hallway 12' 1" x 5' 10" (3.68m x 1.77m)

A double glazed door with frosted glass panels welcomes you into the main residence. The stair well splits in two leading to either floor, further double glazed window to front, storage cupboard, fitted carpet

Cloakroom 2' 7" x 5' 7" (0.78m x 1.70m)

Double glazed window to front, close coupled WC, pedestal hand wash basin

Kitchen Breakfast Room 12' 11" x 15' 6" (3.94m x 4.72m)

Double glazed windows to front and rear. A range of wall mounted and floor base units and drawers, roll top work surfaces over with inset stainless steel sink, mixer tap and drainer, tiled splash backs. Space for washing machine, cooker and fridge freezer, storage cupboard, wall mounted radiator, wood laminate flooring, door to



Internal Lobby 4' 2" x 2' 7" (1.26m x 0.8m)

Double glazed door with frosted glass panel providing access to the garden and further window to rear.

Sitting Room 11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed picture window to front, dado rail, wall mounted radiator, fitted carpet, tv and power points

First Floor Landing 8' 1" x 2' 7" (2.46m x 0.78m)

Access to loft hatch, airing cupboard, cupboard housing a Baxi combination boiler, fitted carpet, doors to

Bedroom One 15' 1" x 10' 2" (4.61m x 3.09m)

Double glazed window to rear, wall mounted radiator, stripped wooden floorboards, tv and power points

Bedroom Two 8' 7" x 11' 5" (2.61m x 3.47m)

Double glazed window to rear, wall mounted radiator, stripped wooden floorboards, power points

Bedroom Three 12' 0" x 5' 9" (3.66m x 1.74m)

Double glazed window to rear, built in wardrobe, wall mounted radiator, stripped wooden floorboards, power points

Shower Room 6' 0" x 5' 7" (1.84m x 1.71m)

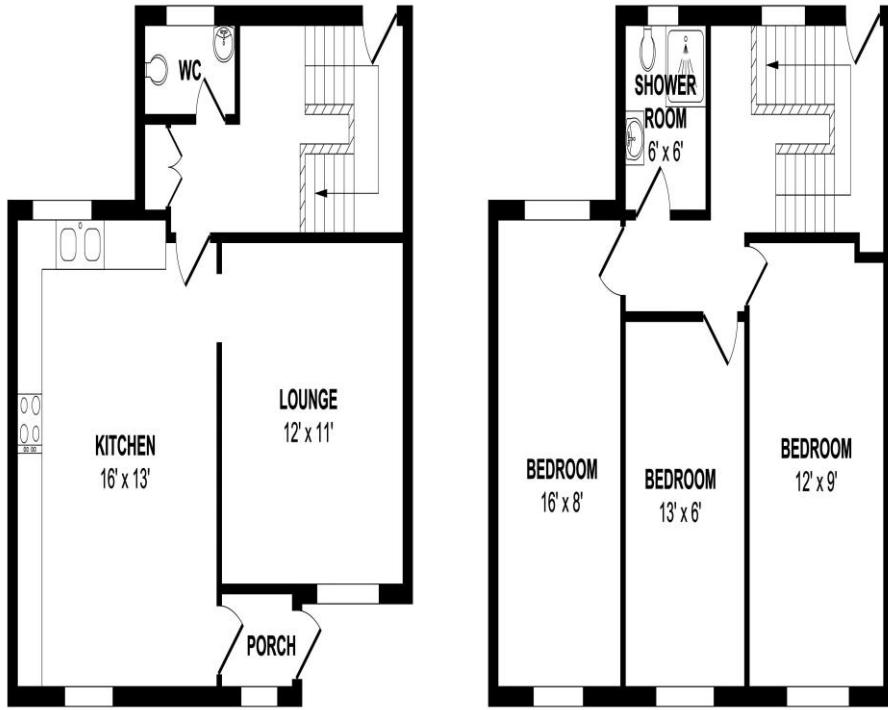
Frosted double glazed window to front. With a walk in shower cubicle with mains fed power shower, close coupled WC, vanity hand wash basin with storage under, wood laminate flooring

Rear Garden

The South facing rear garden truly is a blank canvass as it is block paved throughout offering easy maintenance with views over Cardiff City, gate to rear.



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.



GROUND FLOOR

FIRST FLOOR

CARDIFF WEST

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