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Homes House

253 Cowbridge Road West,
Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Brynfedw,
Llanedeyrn,
Cardiff CF23 9PU

Guide Price £189,950 to £199,950
Freehold

Brynfedw

Llanedeyrn, Cardiff, CF23 9PU

Overview

- NO CHAIN!!! MOVE STRAIGH IN
- REFURBISHED THROUGHOUT
- BRAND NEW KITCHEN
- MODERN BATHROOM SUITE
- CLOAKROOM/W.C & UTILITY ROOM
- OPEN-PLAN LOUNGE - DINING ROOM & KITCHEN
- BRAND NEW CARPETS
- SOUTH FACING REAR GARDEN
- ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN!!!

IDEAL FOR 1st TIME BUYERS -RECENTLY RENOVATED - MOVE STRAIGHT INTO THIS FANTASTIC 3-BED FAMILY HOME - OPEN-PLAN LOUNGE, DINING ROOM & BRAND-NEW FITTED KITCHEN - UTILITY ROOM & DOWNSTAIRS W.C - 3-PIECE BATHROOM SUITE - FRONT GARDEN & SOUTH-FACING REAR GARDEN WHICH IS ENCLOSED LOCKABLE REAR GATE TO REAR WHERE THERE ARE OFF-ROAD PARKING SPACES - FREEHOLD.



MR HOMES Offer **FOR SALE** this Modernised 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Utility Room, Hallway, Re-Fitted Cloakroom/Downstairs W.c, Brand New Re-Fitted Kitchen which is Open-Plan to the Dining Room & Lounge, Staircase to the 1st Floor Landing with Hatch Access to the Insulated Loft, Bedrooms 1, 2, 3 & a Modern 3-Piece Family Bathroom Suite. The Front Garden is Laid to Lawn. The Rear Garden is also Low-Maintenance & Enclosed. Off-Road Parking Spaces to the Rear. uPVC Double Glazing Windows, Gas Central Heating powered by a Combi-Boiler.

EPC Rating = C.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

8' 9" max x 8' 7" (2.66m x 2.61m)

Cloakroom/ W.c

4' 8" x 4' 8" (1.42m x 1.42m)

Utility Room

6' 8" x 4' 7" (2.03m x 1.40m)

Kitchen - Brand New

10' 8" x 8' 8" (3.25m x 2.64m)

Dining Room

13' 4" x 8' 6" (4.06m x 2.59m)

Lounge

13' 4" x 9' 10" (4.06m x 2.99m)

1st Floor Landing

6' 8" x 5' 8" (2.03m x 1.73m)

Bedroom 1

13' 5" x 10' 1" (4.09m x 3.07m)

Bedroom 2

13' 6" x 10' 0" max (4.11m x 3.05m)

Bedroom 3

10' 8" x 8' 7" (3.25m x 2.61m)

Family Bathroom

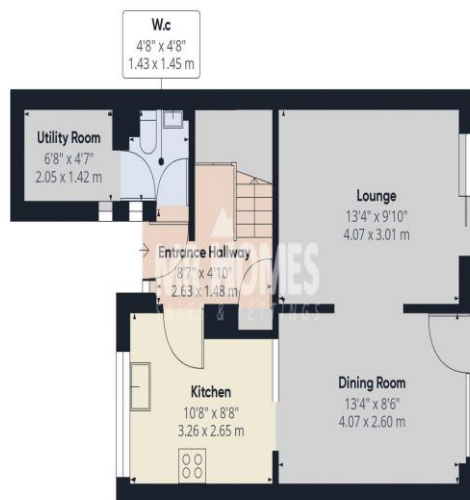
10' 0" x 4' 8" (3.05m x 1.42m)

Front Garden - Laid Lawn**Rear Garden - Enclosed & Low-Maintenance**

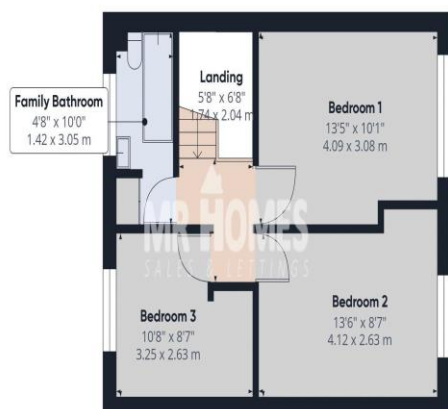
Lockable Gate Giving Access to Rear

Off-Road Parking Spaces 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.



Floor 0



Floor 1



Approximate total area^m

885.12 ft²

82.23 m²

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.

GIRAFFE360

CARDIFF WEST

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