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**MR HOMES**  
SALES & LETTINGS



Cyntwell Crescent  
Caerau, Cardiff  
CF5 5QH

Guide Price £280,000  
Freehold



# Cyntwell Crescent, Caerau, Cardiff, CF5 5QH

- NO CHAIN
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW BLOCK PAVED DRIVEWAY
- BRAND NEW TILED PATIO AREAS
- 3-BEDROOMS
- SOUTH-EAST FACING REAR GARDEN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



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SALES & LETTINGS

NO CHAIN - FANTASTIC RENOVATION - NEW BLOCK PAVED DRIVEWAY  
- NEWLY TILED PATIO AREAS - BRAND NEW KITCHEN WITH CENTRAL  
ISLAND - BRAND NEW FLOORING AND CARPET THROUGHOUT - NEW  
uPVC FRENCH DOORS PROVIDING ACCESS TO REAR GARDEN -  
FREEHOLD

**MR HOMES** are delighted to be representing our client in bringing to market with **NO ONGOING CHAIN** this completely transformed property, it has undergone an extremely impressive renovation to an excellent standard of fit and finish. Do not miss out on this **gem of a family home** offering **extremely flexible living accommodation**. In brief, the property comprises: Entrance Hall; Living Room; Open Plan Kitchen Diner; Utility Area; Downstairs WC; 3 Bedrooms; Family Bathroom. The property's attic is insulated and fully boarded and is accessed via loft hatch with attached fold-out ladder. The front of the property offers off-street parking on a newly paid block paved driveway. The rear garden benefits from a South-East aspect and has a large split-level brick-built patio area capped with newly laid tiles (the remainder of the garden will be laid to lawn prior to completion). In addition, the rear garden also contains a timber summer house and block built outbuilding.



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Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Mains Electricity and Gas. Mains Water and Sewerage connected to  
Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT  
SPECIALISTS INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



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## Outside Front

Large driveway laid to block paving with herringbone pattern; area to side laid to lawn (prior to completion)

## Entrance Hall

5' 11" x 13' 6" (1.80m x 4.11m)

Accessed via uPVC front door with obscured decorative DG panels; LVT flooring; radiator; access to Living Room and open plan to Kitchen/Diner; stairs rise to first floor; two uPVC obscured DG windows either side of front door to front

## Living Room

21' 3" x 11' 1" MAX (6.47m x 3.38m)

LVT flooring; two radiators; new uPVC DG window to rear; new uPVC DG French Doors provide access to Rear Garden

## Kitchen/Diner

29' 0" x 15' 3" (8.83m x 4.64m)

LVT flooring throughout; brand new kitchen with matching wall and base units and central island; worktops over and tiled splash backs; integrated Lamona 5-ring induction hob with extractor hood over; integrated Lamona electric fan-assisted oven; integrated Lamona fridge/freezer; integrated Lamona dishwasher; composite sink with draining board and stainless steel mixer tap; cupboard housing gas central heating Combi boiler: Main Eco Elite; under stairs cupboard housing RCD Consumer Unit; uPVC DG window to front; uPVC DG window to rear and uPVC French Doors provide access to Rear Garden

## Downstairs WC

4' 7" x 2' 8" (1.40m x 0.81m)

LVT flooring; WC; uPVC obscured DG window to front

## Utility Area

15' 4" x 6' 1" MAX (4.67m x 1.85m)

LVT flooring; storage cupboard with shelving; stainless steel sink with draining board and mixer tap; worktop with space and plumbing under for washing machine; access to Outside Front via uPVC door with obscured DG panel

## First Floor Landing

2' 11" MIN x 9' 3" MAX (0.89m x 2.82m)

Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; access hatch to loft with attached ladder; uPVC DG window to front

## Bedroom 1

10' 9" x 11' 5" (3.27m x 3.48m)

Carpeted; radiator; original built-in wardrobe; uPVC DG window to rear

## Bedroom 2

10' 9" x 10' 7" (3.27m x 3.22m)

Carpeted; radiator; uPVC DG window to rear

## Bedroom 3

8' 3" x 8' 1" (2.51m x 2.46m)

Carpeted; radiator; over stairs storage cupboard; uPVC DG window to front

## Family Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Tiled flooring; partly tiled walls; vanity unit incorporating sink with mixer tap; WC; panelled bath with stainless steel mixer tap and BRISTAN mains powered shower over; glazed shower screen; modern ladder type radiator; uPVC obscured DG window to front

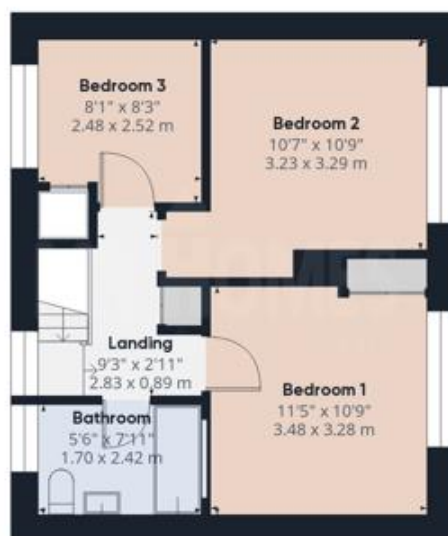
## Rear Garden

Split-level brick-built patio areas capped with newly laid tiles; remainder will be laid to lawn prior to completion; block built outbuilding, timber summer house





Floor 0



Floor 1

Approximate total area: 1200.51 ft<sup>2</sup> / 111.53 m<sup>2</sup>

Reduced headroom: 13.4 ft<sup>2</sup> / 1.25 m<sup>2</sup>

Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## CARDIFF & THE VALE

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