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Homes House

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**MR HOMES**  
SALES & LETTINGS



Rowsby Court,  
Pontprennau,  
Cardiff CF23 8FG

Guide Price Guide Price £130,000 - £140,000  
Leasehold – 130 Years Approx.



# Rowsby Court

## Pontprennau, Cardiff, CF23 8FG

### Overview

- GROUND FLOOR APARTMENT
- CLOSE TO A48 & M4 MOTORWAY
- OPEN-PLAN LIVING / DINING ROOM to KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM SUITE
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- VISITORS PARKING SPACES
- uPVC D/G WINDOWS
- LEASEHOLD 130 Years Remaining



A MODERN GROUND FLOOR DOUBLE BEDROOM APARTMENT - CLOSE TO A48 & M4 MOTORWAY - EASY ACCESS TO THE UNIVERSITY HOSPITAL OF WALES - OPEN-PLAN LIVING & DINING ROOM to the FITTED KITCHEN - MODERN BATHROOM SUITE - COMMUNAL GARDENS - ALLOCATED PARKING SPACE - uPVC DOUBLE GLAZING WINDOWS - ELECTRIC HEATING (NO GAS) - EXCELLENT TRANSPORT LINKS - LEASEHOLD 130 YEARS REMAINING APPROX.



**MR HOMES** are pleased to Offer **FOR SALE** this 1 Double Bedroom Ground Floor Apartment, comprising in brief; Very Tidy & Well-Maintained Communal Entrance, Door into the Apartments Entrance Hallway, Doors to Storage Cupboard & Airing Cupboard, Open-Plan Living & Dining Room to the Fitted Kitchen, A Spacious Double Bedroom and a 3-Piece Matching Bathroom Suite. Communal Gardens to Rear & an Allocated Parking Space to Front. uPVC Double Glazing Windows & Electric Heating with a Pressurised Hot Water Tank. (No Gas).

EPC Rating = D.

Council Tax Band = D.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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



## Communal Entrance

### Entrance Hallway

12' 0" x 4' 6" (3.65m x 1.37m)

Fitted Carpet, Electric Radiator, Doors to; Living & Dining Room, Double Bedroom, Bathroom, Airing Cupboard & 2nd Cupboard.

### Living & Dining Room

16' 11" x 12' 4" (5.15m x 3.76m)

Fitted Carpet, 2x Electric Radiators, uPVC D/g Window to Rear, Patio Door with Juliet Balcony to Communal Gardens, Open-Plan to Kitchen.

### Kitchen

7' 9" x 6' 7" (2.36m x 2.01m)

Vinyl Flooring, Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Rear, 4x Ring Ceramic Hob & Extractor Over & Electric Oven. Space for Tall Fridge-Freezer & Plumbed for Washing Machine.

### Double Bedroom

12' 4" x 9' 5" (3.76m x 2.87m)

Fitted Carpet, Electric Radiator, uPVC D/g Window to Front.

### Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Panel Bath with Mixer Tap & Mixer Shower Over with Glass Shower Screen, Pedestal Wash Hand Basin with Mixer Tap, Wall Mounted Shaver Point, Close-Coupled W.c, Chrome Towel Radiator, Wall Mounted Electric Heater, Ceiling Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Front.

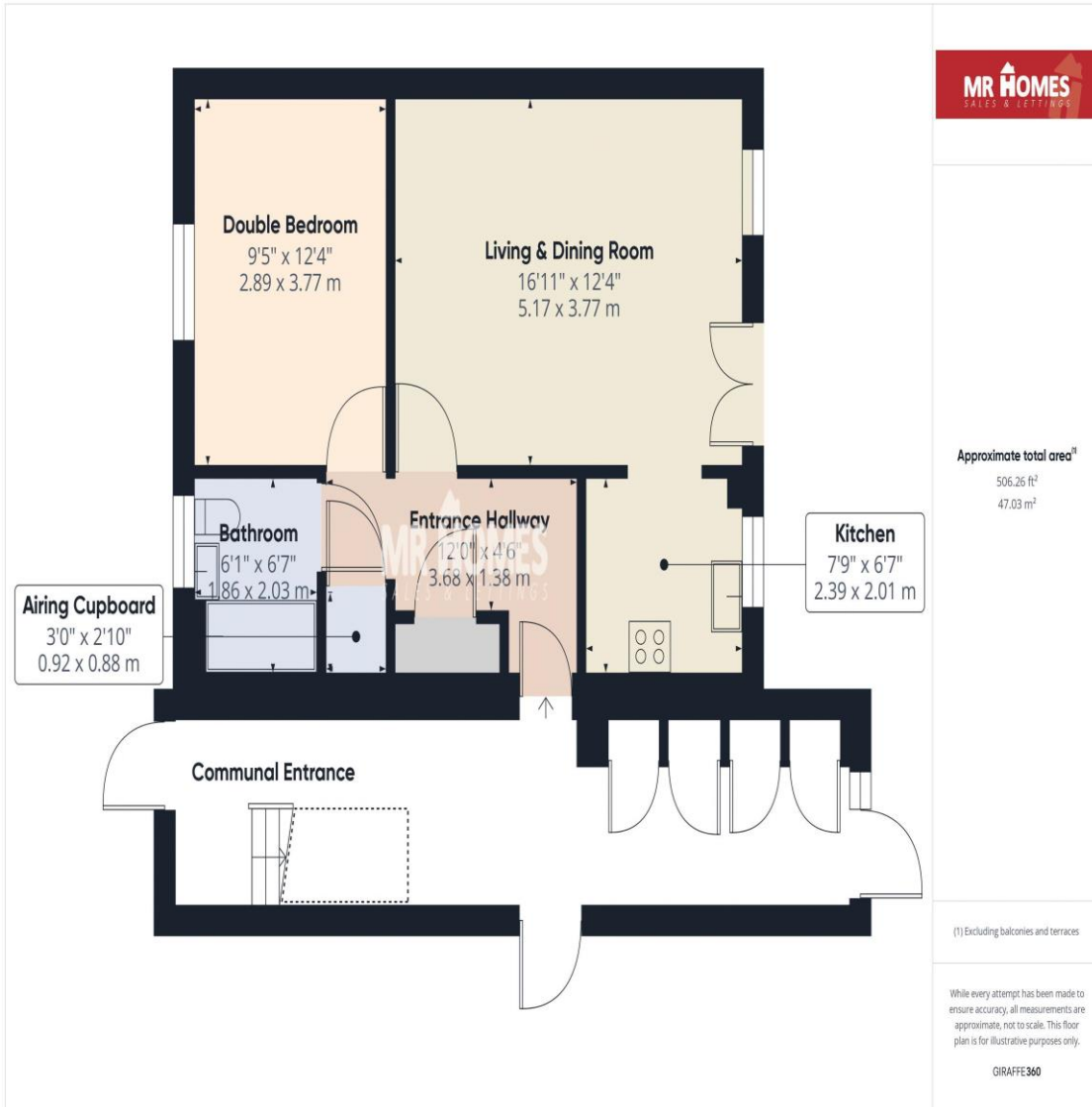
### Communal Gardens to Rear

### Allocated Parking Space to Front & Bin Store





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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