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Homes House

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**MR HOMES**  
SALES & LETTINGS



Heol Draenen Wen,  
Parc Y Gwenfo,  
Cardiff CF5 5TZ

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



# Heol Draenen Wen

## Parc Y Gwenfo, Cardiff, CF5 5TZ

### Overview

- NO CHAIN!!!
- IMMACULATE THROUGHOUT
- MOVE STRAIGHT IN
- RE-FITTED MODERN KITCHEN
- RE-FITTED MODERN BATHROOM
- QUALITY CARPETS
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC
- FREEHOLD



**NO CHAIN !!!**  
MOVE STRAIGHT INTO THIS  
IMMACULATE 2-BEDROOM PROPERTY  
LOCATED IN A QUIET CUL-DE-SAC -  
DOUBLE DRIVEWAY - FREEHOLD.

**MR HOMES** are pleased to Offer  
**FOR SALE** this 2-Bedroom Terraced  
Property comprising in brief; Entrance  
Hallway, Re-Fitted & Modern Kitchen,  
Spacious Lounge/Diner, Staircase to  
the 1st Floor Landing with Fitted  
Carpet, Bedrooms 1 & 2 and a  
Modern & Re-Fitted Family Bathroom.  
The Front Garden is Low-Maintenance  
as is the Enclosed Landscaped Rear  
Garden. There is a Double Driveway to  
Front. uPVC Double Glazing Windows  
& Gas Central Heating powered by an  
Ideal Esprit eco 30 Combi-Boiler  
(fitted 10-Jan-2020).

**EPC Rating = C.**  
**Council Tax Band = C.**

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

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





**Entrance Hallway 8' 7" x 3' 8" (2.61m x 1.12m)**

Entered via uPVC Obscured D/g Door - Laminate Flooring - Single Panel Radiator - Wall Mounted Electric RCD Consumer Unit - Archway to Kitchen - Doorway to Lounge.

**Kitchen - Re-Fitted & Modern 7' 11" x 7' 10" (2.41m x 2.39m)**

Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs - Feature Sink, Half Bowl & Drainer with Dual Mixer Tap & Hose Connector - Integrated 4x Ring Gas Hob with Extractor Over, Integral Electric Oven - Plumbed for Washing Machine & Space for Tall Fridge-Freezer. Wall Mounted Ideal Esprit eco 30 Combi-Boiler (fitted 10-Jan-2020).

**Lounge/Diner 17' 3" x 11' 10" (5.25m x 3.60m)**

Laminate Flooring cont'd from Entrance Hallway - 1x Double & 1x Single Panel Radiators - uPVC D/g Double French Patio Doors to Rear Garden - Staircase to 1st Floor Landing.

**1st Floor Landing 5' 11" x 4' 10" (1.80m x 1.47m)**

Fitted Carpet - Hatch to Insulated Loft - Door to Bedrooms 1, 2, Bathroom & Storage Cupboard.

**Bedroom 1 11' 10" max to back of wardrobe x 11' 8" (3.60m x 3.55m)**

Fitted Carpet - uPVC D/g Window to Rear Single Panel Radiator - Double Doors to Fitted Wardrobe.

**Bedroom 2 13' 0" max into cupboard x 6' 11" (3.96m x 2.11m)**

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator - Door to Fitted Cupboard with Hanging Rail & Fixed Shelf Above.

**Bathroom - Re-Fitted & Modern 7' 10" x 4' 8" (2.39m x 1.42m)**

3-Piece White Matching Suite - Panel Bath with Mixer Tap & Electric Shower Over - Pedestal Wash Hand Basin with Mirror Over & Shaver Point with Light - Close-Coupled W.c - Single Panel Radiator - Ceiling Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Front.

**Front Garden - Low-Maintenance**

Patio Pathway & Laid Stone Chippings - Outside Tap to Front.

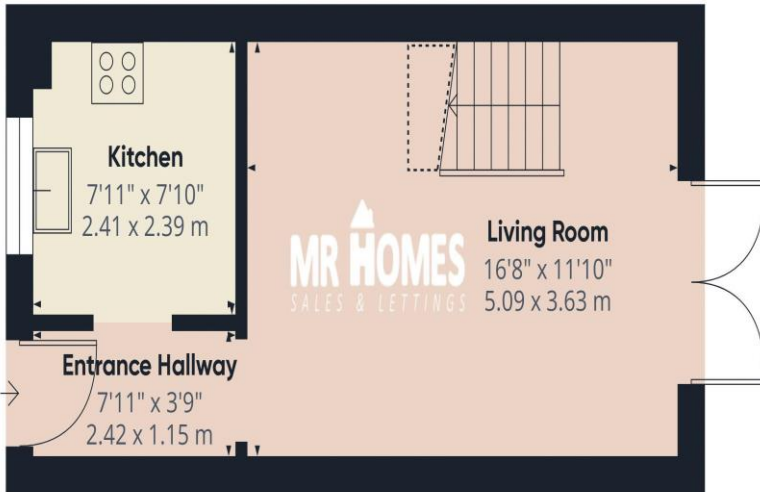
**Enclosed Rear Garden - Low-Maintenance**

Mainly Patio Decorated with Stone Chippings & Laid Lawn

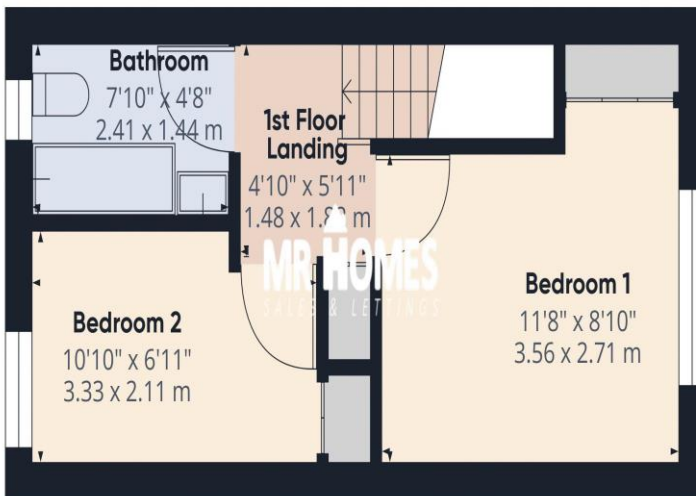
**Double Driveway to Front.**



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<sup>1)</sup>**

567.42 ft<sup>2</sup>

52.72 m<sup>2</sup>

**Reduced headroom**

16.03 ft<sup>2</sup>

1.49 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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