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**MR HOMES**  
SALES & LETTINGS



Firs Avenue, Pentrebane  
Cardiff  
CF5 3TJ

Guide Price £235,000 to £245,000  
Freehold

# Firs Avenue, Pentrebanne, Cardiff. CF5 3TJ

## Overview

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- uPVC DOUBLE GLAZING
- SEPARATE BATHROOM AND W.C.
- ENCLOSED REAR GARDEN
- GREAT VIEWS
- GAS CENTRAL HEATING
- CLOSE TO ALL LOCAL AMENITIES



GUIDE PRICE £235,000 TO £245,000

**MR HOMES** are delighted to offer **FOR SALE** THIS WELL PRESENTED SPACIOUS THREE BEDROOM FAMILY HOME TWO RECEPTION ROOMS - THREE BEDROOMS.

The Property Comprises of Hallway, Two Reception Rooms, Fitted Kitchen, Three Bedrooms, Family Bathroom, Fully Enclosed Rear Garden the Property Further Benefits from having Gas Central Heating Powered by a Combination Boiler, uPVC Double Glazing. The property further Benefits from Great Public Transport Links to Cardiff City Centre, Being Close to Local Amenities, Schools, and Walking Distance to Local Shops.

EPC Rating = C  
Tax Band = D

To submit your offer, please visit:  
[www.mr-homes.co.uk/make-an-offer](http://www.mr-homes.co.uk/make-an-offer)

FREE MORTGAGE ADVICE AT YOUR REQUEST



### Entrance Hallway

10' 7" x 9' 11" (3.22m x 3.02m)

Accessed via uPVC Front Door with Obscured DG Panel and Obscured DG Panel to Side: Tiled Flooring; Single Radiator; Access to Dining Room, Downstairs WC, Kitchen and Living Room with stairs rising to First Floor

### Downstairs WC

4' 2" x 3' 11" (1.27m x 1.19m)

Tiled Flooring; Hand Wash Basin with Vanity Unit Under and Stainless-Steel Mixer Tap; Chromed Ladder Radiator; Storage Cupboard containing Consumer Unit and Meters

### Dining Room

12' 8" x 9' 7" (3.86m x 2.92m)

Laminate Wood Flooring; Double Radiator; Timber DG Window to Fr

### Living Room

13' 5" x 11' 8" (4.09m x 3.55m)

Laminate Wood Flooring; Double Radiator; Log Burning Stove; Timber Single Glazed Window to Rear

### Kitchen

10' 0" x 11' 7" (3.05m x 3.53m)

Tiled Flooring; Matching Base and Wall Units with Worktops Over and Tiled Splashbacks; Integrated Cooke & Lewis 4 Ring Gas Hob with Extractor Hood above; Integrated NEFF Electric Oven; Sink with Stainless Steel Mixer Tap; Space and Plumbing for Washing Machine; Space for Free Standing Fridge/Freezer; Timber Single Glazed Window to Rear; Timber Door with Obscured Glazing Panel allowing access to Rear Garden

### First Floor Landing

2' 11" x 9' 5" (0.89m x 2.87m)

Carpeted; providing access to Bedrooms 1, 2 & 3 and WC and Family Shower Room; Access Hatch to Loft

### Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m)

Laminate Wood Flooring; Double Radiator; Timber Single Glazed Window to Front; Cupboard over stairs housing Ideal Logic 30 Combi Gas Central Heating Boiler

### Bedroom 2

13' 6" x 10' 7" (4.11m x 3.22m)

Laminate Wood Flooring; Single Radiator; Timber Single Glazed Window to Rear

### Bedroom 3

11' 10" x 7' 10" (3.60m x 2.39m)

Laminate Wood Flooring; Single Radiator; Built-in Cupboard; Timber Single Glazed Window to Front

### WC

3' 1" x 5' 8" (0.94m x 1.73m)

Vinyl Flooring; WC Timber Single Glazed Window to Rear

### Family Shower Room

6' 11" x 6' 3" (2.11m x 1.90m)

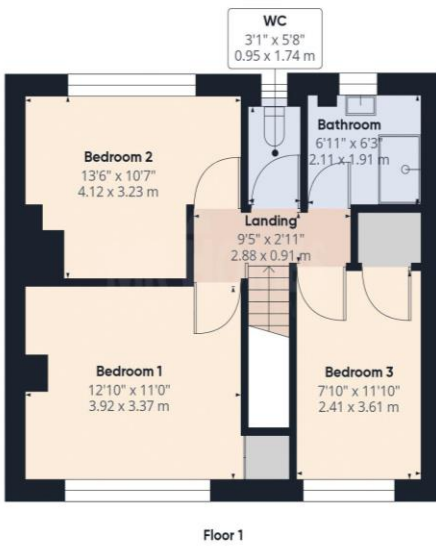
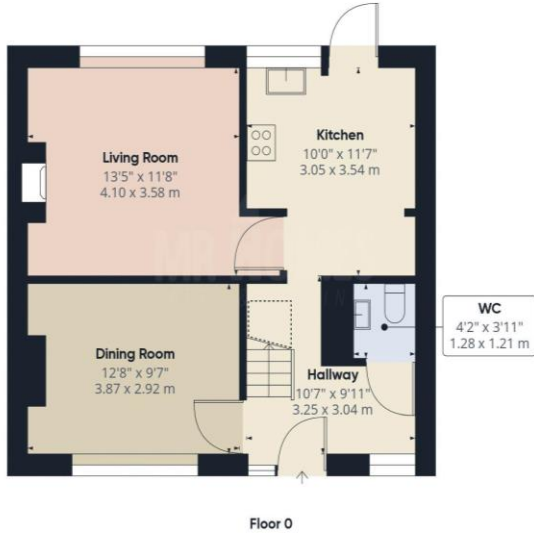
Vinyl Flooring; Single Radiator; Wash Hand Basin with Stainless Steel Mixer Tap and Vanity Unit Under; Large Shower Cubicle with Mains Powered Shower

### Rear Garden

Patio Area; Mainly Laid to Lawn; Timber Garden Shed



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.



**Approximate total area<sup>(1)</sup>**

967.89 ft<sup>2</sup>  
89.92 m<sup>2</sup>

**Reduced headroom**

13.66 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(1) 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 & THE VALE**

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