

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

email: info@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Heol Collen,
Parc Y Gwenfo,
Cardiff CF5 5TY

Guide Price £290,000 to £299,950
Freehold

Heol Collen

Parc Y Gwenfo, Cardiff, CF5 5TY

Overview

- DETACHED FAMILY HOME
- 3x DOUBLE BEDROOMS
- MASTER BEDROOM with EN-SUITE
- CLOAKROOM/W.C
- BRAND NEW FITTED KITCHEN
- CONSERVATORY
- DOUBLE DRIVEWAY
- BRAND NEW FASCIAS & GUTTERING
- ENCLOSED REAR GARDEN
- FREEHOLD



DETACHED CORNER PLOT - 3x DOUBLE BEDROOMS - SPACIOUS FAMILY HOME - SOUGHT AFTER LOCATION - EN-SUITE TO MASTER BEDROOM - CLOAKROOM/DOWNSTAIRS W.C - CONSERVATORY - 20ft LOUNGE- 32ft BRAND NEW KITCHEN/DINER with INTEGRATED APPLIANCES - DOUBLE DRIVEWAY - ENCLOSED REAR GARDEN - BRAND NEW FASCIAS & GUTTERING- BRAND NEW FRONT & REAR COMPOSITE DOORS – FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Detached Family Home comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, 20ft Lounge, Conservatory to Side, Brand New Fitted Kitchen/Diner, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3 & a Family Bathroom Suite. There is a Large Front Garden which is Laid to Lawn, A Lockable Side Gate giving access into the Good Sized & Enclosed Rear Garden. Double Driveway to the Front. uPVC Double Glazing Windows & Gas Central Heating powered by a Ideal LOGIC+ Combi-Boiler (fitted 4 yrs approx.)

EPC Rating = D.

Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 6' 7" x 5' 6" (2.01m x 1.68m)

Enter via Brand New Composite Door (fitted Oct '23). Laminate Flooring - Doors to; Cloakroom, Solid Oak Door to the Lounge & Staircase to the 1st floor Landing. Wall Mounted Electric RCD Consumer Unit.

Cloakroom/W.c - 4' 8" x 3' 0" (1.42m x 0.91m)

Laminate Flooring - Wall Mounted Wash Hand Basin, Close-Coupled W.c, uPVC Obscured D/g Window to Front.

Lounge - 19' 8" x 9' 11" (5.99m x 3.02m)

Laminate Flooring, Radiator, Dado Rail. uPVC D/g French Doors to Rear Garden. Doors to; Conservatory & Solid Oak Door to the Kitchen.

Sun Room/ Conservatory - 10' 8" x 8' 2" (3.25m x 2.49m)

Ceramic Tile Flooring - PowerPoints & Double Panel Radiator - uPVC D/g Windows & uPVC D/g Door to Rear Garden

Kitchen/Diner - (Re-Fitted August 2023) - 32' 8" x 8' 0" (9.95m x 2.44m)

Brand New Fitted Kitchen with Integrated Appliances - Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks - Integrated Fridge-Freezer & Dishwasher - Plumbed for Washing Machine- uPVC D/g Windows to Front & Rear - Inset Spotlights to Ceiling - Wall Mounted Ideal LOGIC + Combi-Boiler (fitted 4 years approx.) Open-Plan to Dining Area. Brand New Composite Door (fitted Oct '23).

Staircase to 1st Floor Landing - 9' 10" x 3' 0" (2.99m x 0.91m)

Fitted Carpet - Doors to; Master Bedroom with En-Suite, Bedroom 2, Bedroom 3, Family Bathroom & Large Storage Cupboard. Hatch to Loft, Carpet Flooring - Velux D/g Window to Rear - Power Points & Lighting.

Master Bedroom - 11' 5" x 10' 5" to back of fitted wardrobe (3.48m x 3.17m)

Fitted Carpet - uPVC D/g Window to Rear, Radiator, Fitted Wardrobes, Door to En-Suite.

En-Suite - 8' 7" x 4' 9" max (2.61m x 1.45m)

Laminate Flooring - Enclosed Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - Shaver Point & Light - Wall Mounted Electric Extractor Fan.

Bedroom 2 - 11' 4" x 7' 10" (3.45m x 2.39m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Bedroom 3 - 9' 4" x 8' 5" (2.84m x 2.56m)

Fitted Carpet - uPVC D/g Window to Front, Radiator, Door to Fitted Cupboard.

Family Bathroom - 6' 2" x 5' 6" (1.88m x 1.68m)

Laminate Flooring - Panel Bath with Mixer Tap & Attached Shower - Wash Hand Basin set in Vanity Unit - Close-Coupled W.c - Shaver Point & Light - Ceiling Mounted Electric Extractor Fan.

Front Garden - Large -

Laid to Lawn with Slate Chippings to Border - Lockable Side Gate Access into the Rear Garden.

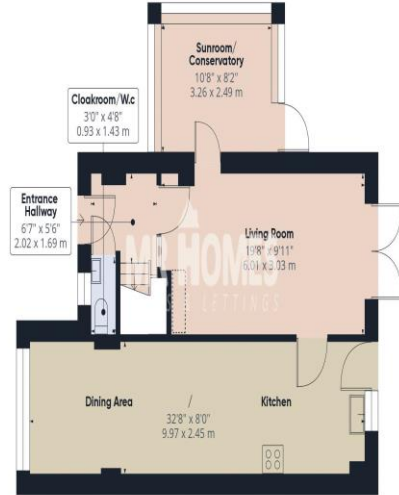
Rear Garden - Enclosed

Patio to Laid Lawn - Outside Tap.

Large Driveway to Front - 2/3 Car Driveway



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 area¹⁾

1034.6 ft²
96.12 m²

Reduced headroom

4.71 ft²
0.44 m²

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.

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CARDIFF WEST

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