02920 204 555

253 Cowbridge Road West, Cardiff, CF5 5TD e: SALES@mr-homes.co.uk

www.mr-homes.co.uk









Clos Nant Mwlan, Pontprennau, Cardiff CF23 8NA

Guide Price £375,000 Freehold

Clos Nant Mwlan Pontprennau, Cardiff, CF23 8NA

Overview

- NO CHAIN!!! CORNER PLOT
- SPACIOUS 4-BED DETACHED FAMILY HOME
- 3x RECEPTION ROOMS
- LARGE CONSERVATORY
- RE-FITTED KITCHEN with NEFF COOKING APPLIANCES
- UTILITY & CLOAKROOM/ W.C
- MASTER BEDROOM with EN-SUITE
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY



NO CHAIN!!! CORNER PLOT
4-BED DETACHED FAMILY HOME - EASY
ACCESS TO THE M4 & A48 - 3x
RECEPTION ROOMS - LARGE
CONSERVATORY - RE-FITTED & MODERN
KITCHEN - UTILITY ROOM &
CLOAKROOM/ W.C - MASTER BEDROOM
with EN-SUITE - ATTIC IS INSULATED &
FULLY BOARDED - DOUBLE DRIVEWAY ENCLOSED REAR GARDEN with SIDE
STORAGE - FREEHOLD.

MR HOMES Offer FOR SALE with No Ongoing Chain, this Fantastic 4-Bedroom Spacious Family Home, comprising in brief; Porch Entrance, Hallway, Lounge, Dining Room(previously garage), Sitting Room/ 3rd Reception, Kitchen, Utility Room, Cloakroom/ Downstairs W.c, Staircase to 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Attic is Insulated & Boarded with Access from Bedroom 4. Private Double Driveway to Front & an Enclosed Rear Garden with a Side Storage Enclosure. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI C/h Boiler.

EPC Rating = D.
Council Tax Band = F.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...





Entrance Porch - 6' 3" x 4' 0" (1.90m x 1.22m)

Hallway - 13' 8" x 2' 10" (4.16m x 0.86m)

Living Room - 17' 10" x 12' 2" (5.43m x 3.71m)

Sitting Room - 10' 8" x 8' 10" (3.25m x 2.69m)

Dining Room (Previously Garage) - 17' 6" x 7' 7" (5.33m x 2.31m)

Kitchen - 11' 3" x 10' 7" (3.43m x 3.22m)

Utility Room - 5' 11" x 4' 9" (1.80m x 1.45m)

Cloakroom/ Downstairs W.c - 5' 7" x 2' 11" (1.70m x 0.89m)

Conservatory - 19' 7" x 9' 4" (5.96m x 2.84m)

Landing - 15' 8" x 6' 2" (4.77m x 1.88m)

Master Bedroom - 15' 5" max x 13' 1" (4.70m x 3.98m)

En-Suite - 6' 8" x 5' 2" (2.03m x 1.57m)

Bedroom 2 - 11' 11" x 7' 11" (3.63m x 2.41m)

Bedroom 3 - 10' 8" x 10' 4" max (3.25m x 3.15m)

Bedroom 4 - 9' 0" x 7' 4" (2.74m x 2.23m) Hatch to Attic via Fold Down Wooden Ladders

Family Bathroom - 6' 6" x 6' 3" (1.98m x 1.90m)

Attic - 23' 11" x 22' 10" (7.28m x 6.95m)
Reduced Headroom to Sides Due to Sloping Roof

Outside Front & Side - Mature Bushes & Shrubbed Bordering.

Outside Storage - 12' 9" x 2' 10" (3.88m x 0.86m)

Outside Front & Side - Mature Bushes & Shrubs Bordering.

Rear Garden Enclosed

Private Double Driveway



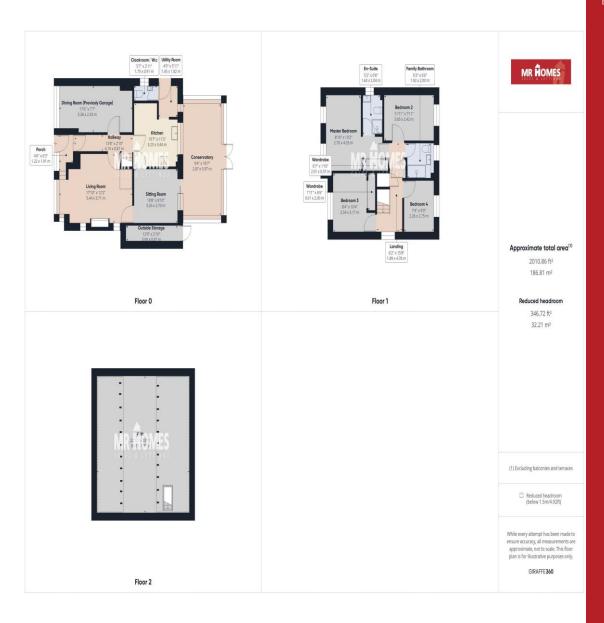








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



CARDIFF WEST

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