

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Heol Pant Y Rhy,
Whitchurch,
Cardiff CF14 7DA

Guide Price £340,000 to £350,000
Freehold

Heol Pant Y Rhyn Whitchurch, Cardiff, CF14 7DA

Overview

- MODERN & CONTEMPORARY
- 3-BED SEMI-DETACHED FAMILY HOME
- STUNNING GARDENS
- DETACHED GARAGE (22ft)
- DOUBLE DRIVEWAY
- OPEN-PLAN LOUNGE & DINING ROOM
- MODERN BATHROOM SUITE
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- FREEHOLD



MODERN & CONTEMPORARY 3-BED SEMI-DETACHED FAMILY HOME with STUNNING GARDENS - 22ft DETACHED GARAGE - PRIVATE DOUBLE DRIVEWAY - INVITING ENTRANCE HALLWAY - MODERN BATHROOM SUITE - MOVE STRAIGHT IN - FREEHOLD.

MR HOMES are delighted to Offer **FOR SALE** this Spacious 3-Bedroom Semi-Detached Property, comprising in brief; Inviting Entrance Hallway with Stone Tile Flooring, Open-Plan Lounge & Dining Room, Fitted Kitchen, Staircase to the 1st Floor Landing, Bedroom 1 (with Attractive Cast Iron Feature Fireplace), Bedroom 2 (with Cast Iron Feature Fireplace), Bedroom 3 & a Re-Fitted & Modern Family Bathroom Suite (with Underfloor Heating). The Attractive Front Garden is Enclosed by Mature Well Maintained Bushes, A Newly Fitted Side Gate giving access into the Stunning Rear Garden. Private Double Driveway to Front & a 22ft Detached Garage (with Power & Lighting). uPVC The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an A-Rated Ideal Vogue C32 GEN2 Condensing Combi-Boiler.

EPC Rating = D.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

15' 11" x 8' 7" (4.85m x 2.61m)

Lounge - Open-Plan

12' 1" x 11' 9" (3.68m x 3.58m)

Dining Room - Open-Plan

11' 1" x 10' 11" (3.38m x 3.32m)

Kitchen

9' 6" x 8' 8" (2.89m x 2.64m)

First Floor Landing

Bedroom 1

12' 0" x 11' 7" (3.65m x 3.53m)

Bedroom 2

12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom 3

8' 9" x 7' 11" (2.66m x 2.41m)

Family Bathroom Suite

8' 7" x 5' 4" (2.61m x 1.62m)

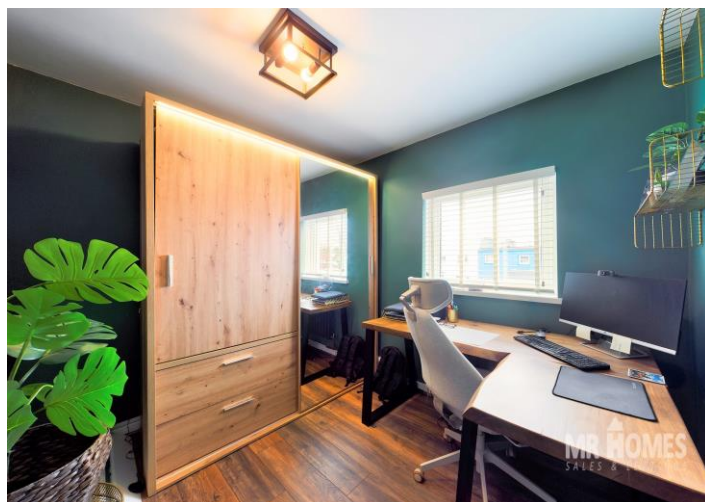
Attractive Front Garden

Stunning Rear Garden - Large & Enclosed

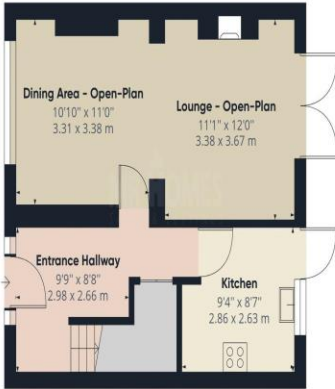
Double Driveway to Front

Detached Garage with Power & Lighting

22' 1" x 8' 10" (6.73m x 2.69m)



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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1098.94 ft²

102.09 m²

(1) Excluding balconies and terraces

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



Floor 0 Building 2

CARDIFF

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD