

FOR SALE

£220,000 to £230,000 - OPEN TO OFFERS £220,000 Freehold



23 Briar Close, Pentrebane, Cardiff. CF5 3TR

- NO CHAIN
- ATTENTION FIRST-TIME BUYERS
- ATTENTION INVESTORS/DEVELOPERS
- CORNER PLOT
- FRONT & REAR GARDENS
- 3 DOUBLE BEDROOMS
- GENEROUS RECEPTION ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** GUIDE PRICE: £220,000 to £230,000 *** OPEN TO OFFERS - NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION INVESTORS/DEVELOPERS - 3 DOUBLE BEDROOMS - OPEN PLAN DUAL ASPECT RECEPTION ROOM (LIVING ROOM/DINER) - ENCLOSED EAST-FACING FRONT & REAR GARDENS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - TENURE: FREEHOLD. MR HOMES are delighted to represent our client in bringing to the market FOR SALE with NO ONGOING CHAIN this generously proportioned 3 double bedroom semi-detached property on a corner plot with huge potential. There is an enclosed east-facing front garden mainly laid to lawn with concrete steps leading to a concrete path the front door. The enclosed rear garden has a patio area laid to paving slabs with the remainder laid to lawn and planting area to the rear with mature flowers and shrubs. There is a generous open plan dual aspect reception room. There is a kitchen ready for modernisation. The upstairs shower room is modern with fully tiled walls and a double shower tray with modern shower screen. The property further benefits from uPVC double glazing and gas central heating. Tenure: Freehold EPC Rating: D Council Tax Band: D Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Approached via concrete steps to a concrete path leading to the front door; front garden laid to lawn

Entrance Hallway

Accessed via uPVC front door with decorative obscured DG panels; laminate flooring; access to kitchen and living room; storage space under stairs; stairs rise to first floor

Living Room/Diner

Laminate flooring; 2 x radiators; uPVC DG window to front; uPVC French Doors to rear providing access to rear garden

Kitchen

Tiled flooring; radiator; storage area to front of property with in-built cupboards; matching base level kitchen cupboards with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; uPVC DG window to front; double timber glazed and leaded doors provide access to Lean-To

Lean-To

Accessed via double glazed doors; timber construction; tiled flooring; timber door with obscured glazed panel provides access to rear garden

First Floor Landing

Vinyl flooring; access to all upstairs rooms; access hatch to loft

Bedroom 1

Carpeted; radiator; in-built cupboard over stairs; in-built cupboard housing gas central heating boiler: Ideal Classic2 30; uPVC DG window for front

Bedroom 2

Carpeted; radiator; in-built wardrobes with sliding mirrored doors; uPVC DG window to rear

Bedroom 3

Carpeted; radiator; in-built storage cupboard; uPVC DG window to front

WC

Vinyl flooring; WC; uPVC obscured DG window to rear

Shower Room

Carpeted; double shower tray with dual shower heads and glazed shower screen; vanity unit housing sink with mixer tap; radiator; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving slabs; area laid to lawn; flower beds to rear



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great



