

FOR SALE

£250,000 to £260,000 £250,000 Freehold



## 39 Finchley Road, Fairwater, Cardiff. CF5 3AX

- NO CHAIN!!!
- DETACHED BUNGALOW
- BAY FRONTED
- 2-BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- ENCLOSED GARDENS
- GARAGE
- FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £250,000 to £260,000 \*\*\* NO CHAIN!!! - CASH BUYERS ONLY!!! - DETACHED BUNGALOW - 2-BEDROOMS - BAY FRONTED - 18ft SPACIOUS LOUNGE - KITCHEN/BREAKFAST ROOM - MODERN BATHROOM SUITE - REAR LANE ACCESS - GARAGE - ENCLOSED FRONT GARDEN & A SOUTH FACING ENCLOSED REAR GARDEN - CLOSE TO SHOPS / AMENITIES - FREEHOLD. - MR HOMES are very pleased to Offer FOR SALE this 2-Bedroom Detached Bungalow, comprising in brief; Entrance Hallway, Spacious Lounge, Kitchen with Breakfast Bar, Bedrooms 1, 2 & a Modern Bathroom Suite. The Front Garden is Enclosed, there are 2 Lockable Side Gates Giving Access to the Enclosed Rear Garden via each Side of the Property. There is also an Air Conditioning System with Ceiling Vents to the Entrance Hallway, Lounge, Kitchen & Bedrooms. A Mixture of uPVC & Aluminium Frame Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler. EPC Rating = D. Council Tax Band = E. VERY EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 or Book Online - WWW.MR-HOMES.CO.UK - FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST... PLEASE NOTE- Viewings by Appointment Only...



## ROOM DESCRIPTIONS

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### Entrance Hallway

Original Front Door with Stained Glass. Carpets, Single Panel Radiator. Cupboard housing Electric & Gas Meter. Also housing consumer unit. Hatch to Loft. Original Doors leading to; Lounge, Bedroom 1 Bedroom 2, Re-Fitted Bathroom & a Storage Cupboard. Ceiling Mounted Air Conditioning Vent.

### Lounge

Fitted Carpets. Large uPVC Double Glazed Window to Rear. Gas Fireplace(to be checked & tested), Single Panel Radiator. Aluminium double glazed window to Side. Ceiling Mounted Air Conditioning Vent. Sliding doors to Kitchen.

### Kitchen / Breakfast Room

Tiled Flooring, Tiled Walls. Single Panel Radiator. 4 Ring Gas Hob with Electric Oven and Extractor Fan Above. Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap. Breakfast Bar. Integrated Washing Machine and Fridge Freezer. Aluminium Double Glazed Window to Rear. Door leading to Rear Garden. Ceiling Mounted Air Conditioning Vent.

### Bedroom One with Bay Window

Fitted Carpets. Single Panel Radiator. uPVC Double Glazed Bay Window to Front. Fitted Wardrobes. Stained Glass Window to Side. Ceiling Mounted Air Conditioning Vent.

### Bedroom Two

Fitted Carpets. uPVC Double Glazed Window to Front. Single Panel Radiator. Stained Glass Window to Side. Fitted Wardrobe. Ceiling Mounted Air Conditioning Vent.

### Bathroom - Re-Fitted & Modern

Tiled Flooring, Tiled Walls, P-Shaped Bath with Electric Shower Over & Folding Glass Shower Screen, Wash Hand Basin with Mixer Tap and Vanity Unit. W.c. aluminium double glazed window. Chrome Towel/Ladder Radiator.

### Front Garden - Enclosed

Low-Maintenance Enclosed via Low-Level Walls and Gate. Patioed Area. Lockable Side Gates to Access Rear Garden Either Side of Property.

### South Facing Rear Garden - Enclosed

Patio & Mature Shrubs & Bushes, Enclosed via brick wall at back & low level brick wall with fencing on top to sides. Access to Garage

### Garage

Brick garage with single glazed window, with electric.



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**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

### Construction Type

Floor: Solid, no insulation (assumed)

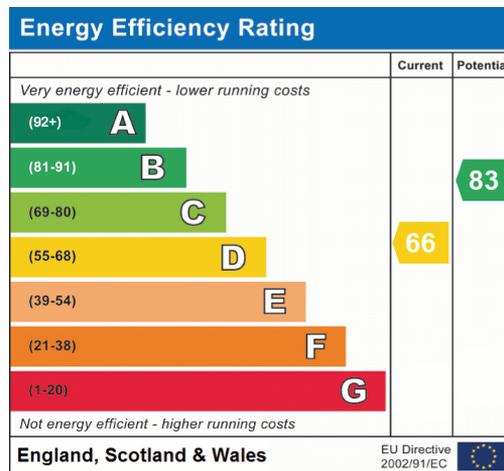
Roof: Pitched, 250 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Mostly double glazing

Lighting: Low energy lighting in 14% of fixed outlets





Mr Homes Cardiff  
 Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD  
 02920 204555  
 info@mr-homes.co.uk