

FOR SALE

Offers in the Region of £350,000 Freehold



Pentre Gardens, Grangetown, Cardiff. CF11 6QG

- NO CHAIN!!!
- A LARGE 4-BED TERRACED PROPERTY
- 3x SEPARATE RECEPTION ROOMS
- SPACIOUS KITCHEN
- GROUND FLOOR SHOWER ROOM
- 1st FLOOR FAMILY BATHROOM
- 4x DOUBLE BEDROOMS
- ENCLOSED FRONT TERRACE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- School Catchments; Ninian Park Primary School, Ysgol Gynradd Gymraeg Hamadryad
- School Catchments; Fitzalan High School, Ysgol Gyfun Gymraeg Glantaf



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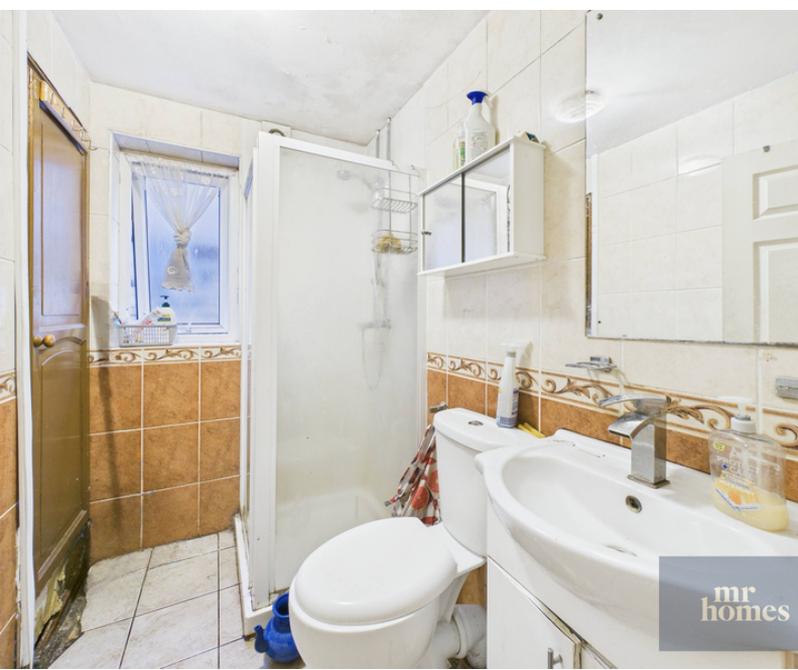


PROPERTY DESCRIPTION

*** NO CHAIN *** OFFERS IN THE REGION OF: £350,000 - A LARGE 4-BED 'DOUBLE-BAY' FRONTED TERRACED PROPERTY - EXCELLENT LOCATION ON PENTRE GARDENS - 3x SEPARATE RECEPTION ROOMS - GROUND FLOOR SHOWER ROOM - SPACIOUS KITCHEN - 1st FLOOR FAMILY BATHROOM - 4x DOUBLE BEDROOMS - ENCLOSED FRONT TERRACE & ENCLOSED REAR GARDEN with REAR 'GATED' LANE ACCESS - uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING Powered by a WORCESTER COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES are delighted to Offer FOR SALE this rarely available 4-Bed Terraced Property Overlooking Pentre Gardens. The property is located near to Cardiff City Centre, Cardiff Central Bus Station, also Central & Queen Street Railway Stations. The Property has Excellent Transport Links, and close to shops and amenities. School Catchments; Ninian Park Primary School, Ysgol Gynradd Gymraeg Hamadryad, Fitzalan High School, Ysgol Gyfun Gymraeg Glantaf.

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ROOM DESCRIPTIONS

Entrance Porch

3' 6" x 2' 6" (1.07m x 0.76m)

Hallway

19' 3" x 5' 4" (5.87m x 1.63m)

Reception Room 1 with Bay Window

12' 4" Max into Bay x 10' 7" Min to Chimney Breast (3.76m x 3.23m)

Reception Room 2

11' 3" x 8' 4" Min to Chimney Breast (3.43m x 2.54m)

Reception Room 3

16' 5" x 10' 5" (5.00m x 3.17m)

Hallway

4' 9" x 2' 9" (1.45m x 0.84m)

Shower Room - Ground Floor

7' 3" x 4' 10" (2.21m x 1.47m)

Kitchen

14' 4" x 8' 11" (4.37m x 2.72m)

Split-Level Landing

Bedroom 1 with Bay Window

14' 8" Min to Chimney Breast x Max into Bay 12' 4" (4.47m x 3.76m)

Bedroom 2

11' 4" x 9' 6" (3.45m x 2.90m)

Bedroom 3

10' 5" x 9' 11" (3.17m x 3.02m)

Bedroom 4

10' 1" x 7' 4" (3.07m x 2.24m)

Family Bathroom

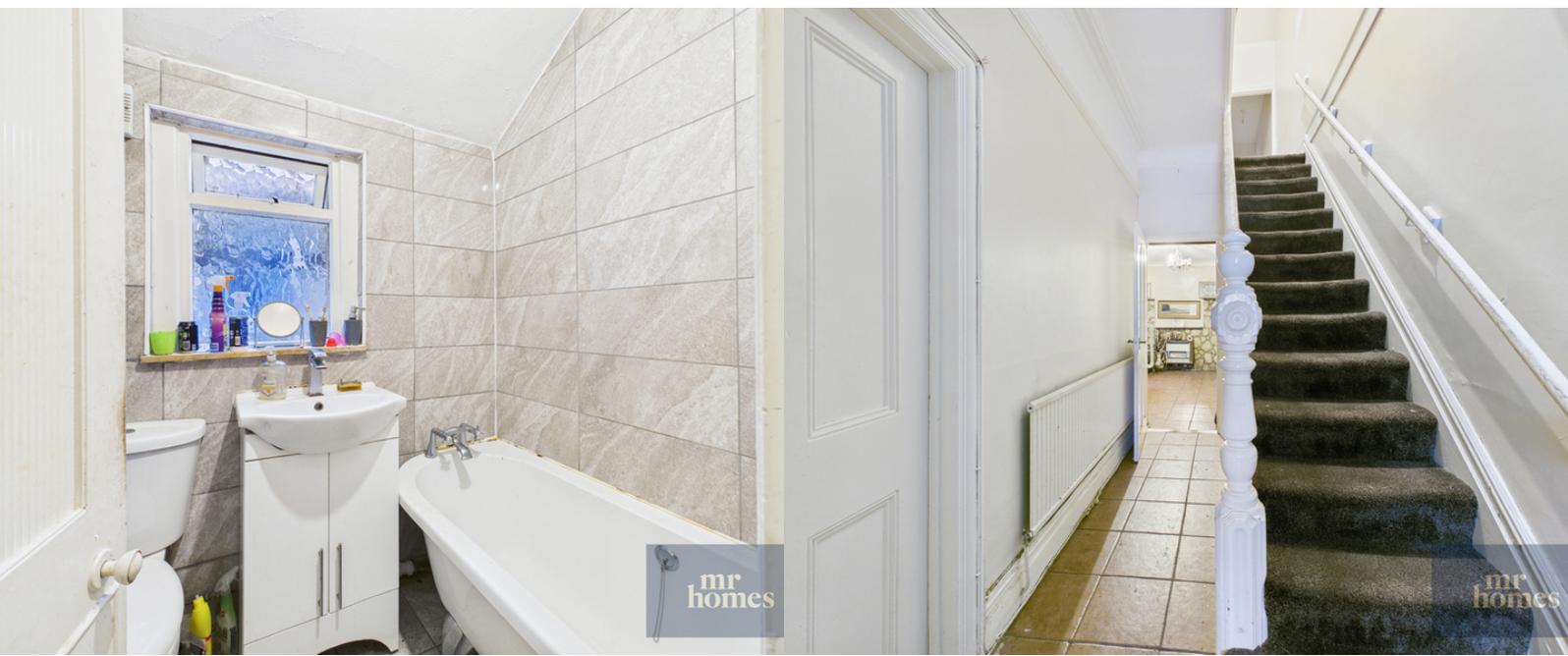
6' 5" x 4' 5" (1.96m x 1.35m)

Enclosed & Gated Front Terrace

Rear Garden - Low-Maintenance & Enclosed

Lockable Gate to Rear Gated Lane

Resident Permit Parking



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Permit. Residents.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

Mobile Signal

Conservation Area - No

Flood Risk

River : Low

Seas : Low

Floor Area

1,334 ft 2 / 124 m 2

Plot size

0.03 acres

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 13 Mbps

Superfast - 80 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin -

Construction Type

Standard Brick Construction

EPC Rating: D (62)

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



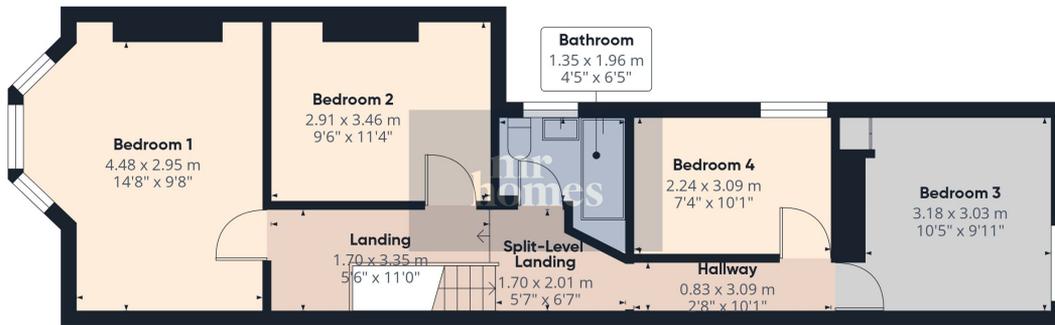
FLOORPLAN & EPC



Floor 0



Approximate total area^m
118.8 m²
1278 ft²

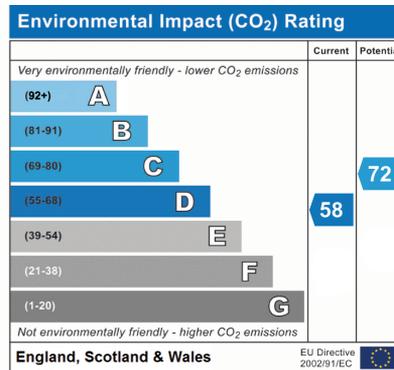
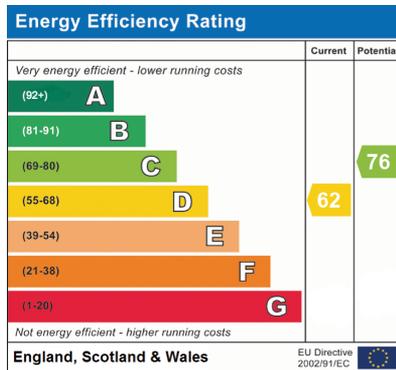


1st Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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