

**FOR SALE**

Guide Price £289,950 to £299,950 Freehold



## 39 Cyntwell Crescent, Caerau, Cardiff. CF5 5QH

- IMMACULATE & MODERNISED 4-BED SEMI-DETACHED FAMILY HOME
- DORMER LOFT CONVERSION with ENSUITE (BRAND NEW ROOF)
- OPEN-PLAN MODERN LIVING
- LIVING ROOM OPEN-PLAN to DINING ROOM & FITTED KITCHEN
- UTILITY/LAUNDRY ROOM & DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM SUITE
- MASTER BEDROOM with EN-SUITE (DORMER EXTENSION)
- PRIVATE DRIVEWAY & FRONT GARDEN
- LARGE & ENCLOSED REAR GARDEN - OVERLOOKS LARGE SCHOOL PLAYING FIELDS
- TENURE: FREEHOLD.



**Mr Homes Estate Agents**

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## PROPERTY DESCRIPTION

Guide Price: £289,950 to £299,950 - MOVE STRAIGHT INTO THIS IMMACULATE & MODERN 4-BED SEMI-DETACHED FAMILY HOME - DORMER EXTENSION/MASTER BEDROOM with EN-SUITE (BRAND NEW ROOF) - MODERN OPEN-PLAN LIVING ROOM, DINING ROOM & FITTED KITCHEN - UTILITY/LAUNDRY ROOM - DOWNSTAIRS W.C - FIRST FLOOR LANDING - BEDROOMS 2, 3, 4 & MODERN FAMILY BATHROOM SUITE - 2nd STAIRCASE TO THE DORMER EXTENDED MASTER BEDROOM with EN-SUITE - ENCLOSED FRONT GARDEN - PRIVATE DRIVEWAY - A LARGE & ENCLOSED REAR GARDEN OVERLOOKS LARGE SCHOOL PLAYING FIELDS - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer FOR SALE this Immaculately Presented Dormer Extended 4-Bedroom Family Home with Contemporary Décor Throughout.

EARLY VIEWING HIGHLY RECOMMENDED

EPC Rating = Awaiting Assessment... Council Tax Band = D.

Services: Mains electricity - Mains water & sewage - Connected to mains drains - Broadband available - Mobile network coverage in the area

FREE MORTGAGE ADVICE AVAILABLE - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





# ROOM DESCRIPTIONS

**ACCOMODATION SUMMARY**

GROUND FLOOR: Entrance Porch, Hallway, Living Room Open Plan to the Dining Room also Open-Plan to the Kitchen, Utility/Laundry Room, Downstairs W.c.

FIRST FLOOR: Staircase to the 1st Floor Landing, Airing Cupboard, Bedrooms 2, 3, 4 & a Modern Family Bathroom Suite,

SECOND FLOOR: 2nd Staircase to the Dormer Extended Master Bedroom with En-Suite.

OUTSIDE: Front Garden is Low-Maintenance and Endosed by Medium Height Brick Walls & a Hedgerow, Private Driveway & a Large and Endosed Rear Garden which Overlooks Large School Playing Fields.

**Entrance Porch & Hallway**

5'10" x 19'8" (1.78m x 5.99m)  
Entrance Porch: Entered Via uPVC Obscure Half Glazed D/g Door With Matching Obscure D/g Windows To Front And Sides,  
Laminate Flooring,  
Wall Mounted Light,  
Plastered Walls And Textured Ceiling,  
Opens to Hallway.  
Hallway: Laminate Flooring Continued,  
Understair Storage Area,  
Plastered Walls And Plastered Ceiling,  
Wall Mounted Cupboard Which Houses RCD Consumer Unit And Electric Meter,  
Door To Utility/Laundry Room,  
Door To Living Room/Dining Room/Kitchen.

**Utility/Laundry Room**

Laminate Flooring,  
Single Panel Radiator,  
Plumbed For Washing Machine,  
Space For Tumble Dryer With Work Surface Over,  
Space For Tall Fridge/Freezer,  
Tiled Shelving Unit With Fitted Cupboards Underneath,  
Plastered Walls And Plastered Ceiling,  
uPVC Obscure Half Glazed D/g Door To Front,  
uPVC Obscure Half Glazed D/g Door To Rear Garden  
Door To Downstairs W.c.

**Downstairs W.c.**

2'6" x 4' 11" (0.76m x 1.50m)  
Laminate Flooring,  
Low Level W.c.,  
Wall Mounted Wash Hand Basin With Hot & Cold Taps Over,  
Obscure Window To Rear.

**Living Room**

12'2" x 13' 10" (3.71m x 4.22m)  
Laminate Flooring,  
uPVC D/g Window To Front,  
Single Panel Radiator,  
Plastered Walls And Plastered Ceiling,  
Coving To Ceiling,  
Open Plan To Dining Room.

**Dining Room**

10'8" x 10' 10" (3.25m x 3.30m)  
Laminate Flooring Continued,  
uPVC D/g Window To Rear  
Plastered Walls And Plastered Ceiling,  
Coving To Ceiling,  
Open Plan To Kitchen.

**Fitted Kitchen**

Modern Fitted Kitchen,  
Hexagon Pattern Tiled Flooring,  
Matching Wall And Base Units,  
Work Surfaces Over,  
Tiled Splashbacks,  
5 Ring Ceramic Electric Hob With Extractor Hood Over With Inset Spotlights,  
Built-In Electric Fan Assisted Oven With Microwave Above,  
Integrated Hotpoint Dishwasher,  
Integrated Fridge,  
Integrated Larder,  
Stainless Steel Sink With Chrome Mixer Tap And Boiling Water Tap  
uPVC D/g Window To Rear,  
Large Pantry Cupboard,  
Plastered Walls And Plastered Ceiling.

**Staircase/First Floor Landing**

7'8" x 7' 9" (2.34m x 2.36m) 7'8" x 7' 9" (2.34m x 2.36m)  
Fitted Carpet,  
uPVC D/g Window To Side,  
Plastered Walls And Plastered Ceiling,  
Doors To Bedroom 2, Bedroom 4 And Family Bathroom,  
Door To Mid Lobby To Access 2nd Staircase To Bedroom 3.

**Bedroom 2**

10' 6" x 12' 0" (3.20m x 3.66m)  
Laminate Flooring,  
uPVC D/g Window To Front,

Single Panel Radiator,  
Plastered Walls And Plastered Ceiling,  
Coving To Ceiling,  
Fitted Cupboard.

**Bedroom 3**

8'0" x 10' 9" (2.44m x 3.28m)  
Laminate Flooring,  
uPVC D/g Window To Rear,  
Single Panel Radiator,  
Fitted Cupboard,  
Door To Understair Storage Cupboard/Snug.

**Bedroom 4/Office**

7'7" x 9'6" (2.31m x 2.90m)  
Laminate Flooring,  
uPVC D/g Window To Front,  
Single Panel Radiator,  
Plastered Walls And Plastered Ceiling,  
Coving To Ceiling,  
Fitted Cupboard.

**Family Bathroom**

7'3" x 7'5" (2.21m x 2.26m)  
Tiled Flooring,  
Panel Bath With Chrome Mixer Tap Over And Chrome Mixer Shower With Dual Rainfall And Handheld Shower Heads,  
Fitted Glass Shower Screen,  
Wash Hand Basin With Chrome Mixer Tap Over, Set In Vanity Cupboard With Vanity Shelf Over Close Coupled W.c.,  
Fully Tiled Walls,  
Grey Ladder/Towel Radiator,  
uPVC Obscure D/g Window To Side,  
Wall Mounted Baxi 800 Combi Boiler (Fitted November 2024).

**Second Staircase To Master Bedroom**

2' 6" x 6' 5" (0.76m x 1.96m)  
Fitted Carpet.

**Master Bedroom (Dormer Extension)**

16'1" x 19'6" (4.90m x 5.94m)  
Laminate Flooring,  
Double French Patio Doors With Juliet Balcony To Rear,  
2 x Velux D/g Windows To Front With Inset Blinds,  
Plastered Walls And Plastered Ceiling,  
Inset Spotlights To Ceiling.

**En-Suite (Dormer Extension)**

6m x 9m (19'8" x 29'6")  
Tiled Floor,  
Double Walk-in Shower Unit With Mixer Shower And Dual Handheld And Rainfall Chrome Shower Heads,  
Wash Hand Basin With Chrome Mixer Tap Set In Vanity Drawers,  
Close Coupled W.c.,  
Chrome Ladder/Towel Radiator,  
Walls Tiled Up To Half Height, But Fully Tiled Around The Shower,  
Remaining Walls Are Plastered,  
Plastered Ceiling,  
Inset Spotlights To Ceiling,  
uPVC Obscure D/g Window To Rear.

**Front Garden**

Endosed By Medium Height Brick Walls,  
Low Maintenance,  
Laid Stone Chippings,  
Hedgerow Border.

**Rear Garden**

Large Rear Garden,  
North West Facing,  
Overlooking School Playing Fields,  
Natural Stone Patio With Middle Pathway To Rear Garden,  
Laid Lawn.  
Two Planters Separating The Lawn And Patio,  
Outside Tap.

**Driveway**

Private Driveway To Front.



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Off Street. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access. Step free access.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**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

