

**FOR SALE**

Guide Price £190,000 to £200,000 Freehold



## 64 Heddfan North, Pentwyn, Cardiff. CF23 7EB

- A VERY WELL PRESENTED 4-BED FAMILY HOME
- ARRANGED OVER 3 FLOORS (TOWN-HOUSE)
- OPEN-PLAN DINING ROOM & MODERN KITCHEN
- CLOAKROOM/DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM SUITE
- SOUTH-WEST FACING REAR GARDEN
- ENCLOSED FRONT GARDEN
- LARGE ALUMINIUM SHED/ WORKSHOP
- uPVC D/G WIDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- CLOSE TO SHOPS, AMENITIES & EXCELLENT TRANSPORT LINKS



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## PROPERTY DESCRIPTION

Welcome to this very well presented 4-bedroom family home, perfectly arranged over three floors to offer spacious and versatile living in the heart of Pentwyn. This charming town-house combines modern convenience with comfortable living, making it the ideal property for families seeking a stylish and practical home in a sought-after location.

Step inside to discover a welcoming entrance hallway that leads into the dining room, perfect for busy mornings and family living. The heart of the home is the open-plan dining room and modern kitchen, designed to make everyday living a pleasure. The kitchen is equipped with contemporary fixtures and fittings, providing an excellent space for cooking and entertaining, while the dining area allows for relaxing family meals or hosting guests. There is also a downstairs W.c.

Upstairs, the property boasts four well-proportioned bedrooms, offering plenty of space for family members or guests.

The modern family bathroom suite features stylish fittings and a fresh, clean design, ensuring a comfortable and functional space for the whole household. The inclusion of uPVC double glazed windows throughout helps to keep the home bright and energy efficient, while gas central heating with a combi-boiler guarantees warmth and comfort all year round.

One of the standout features of this home is the south-west facing rear garden, providing a sunny and private outdoor space ideal for relaxing, gardening, or outdoor dining. The fully enclosed front garden ensures safety and a pleasant welcome to the property. Additionally, the large aluminium shed/workshop in the rear garden offers excellent storage or workspace options, perfect for hobbies, DIY projects, or extra storage needs.

Located close to local shops, amenities, and excellent transport links, this freehold property offers both convenience and community. Families will appreciate the accessibility to schools, parks, and leisure facilities, while commuters can easily access surrounding areas and the city centre.

Whether you're looking for a family home with plenty of space, a well-equipped kitchen and bathrooms, or simply a property that combines practicality with style, this Pentwyn town-house ticks all the boxes. Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience everything this fantastic property has to offer.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/heddfannorth64ap>

EPC Rating = C.

Council Tax Band = B.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links





# ROOM DESCRIPTIONS

**Entrance Hallway**  
2' 10" x 9' 10" (0.86m x 3.00m)  
Entered Via uPVC Door,  
Laminate Flooring,  
Plastered Walls And Plastered Ceiling,  
Double Panel Radiator With Radiator Cover,  
Door To Dining Room.

**Dining Room**  
9' 5" x 12' 11" (2.87m x 3.94m)  
Laminate Flooring,  
uPVC D/g Window To Front,  
Double Panel Radiator,  
Plastered Walls And Plastered Ceiling,  
Coving To Ceiling,  
Wall Mounted RCD Consumer Unit,  
Doorway To Kitchen.

**Kitchen**  
9' 8" x 11' 9" (2.95m x 3.58m)  
Laminate Flooring Continued,  
Matching Wall And Base Units,  
Work Surfaces Over,  
Tiled Splashbacks,  
Composite Sink And Drainer With Mixer Hose Tap,  
4 Ring Gas Hob With Extractor Hood Over,  
Electric Fan Assisted Oven,  
Plumbed For Washing Machine,  
Space For Tumble Dryer,  
Plumbed For Dishwasher,  
Space For Large American Style Fridge/Freezer,  
uPVC D/g Window To Rear,  
Plastered Walls And Plastered Ceiling,  
Door To Understair Storage Cupboard With Light,  
Bi-Folding Door To Cloakroom/Downstairs W.c.  
uPVC Half Glazed & Obscure D/g Door To Rear Garden.

**Cloakroom/Downstairs W.c.**  
Laminate Flooring,  
Close Coupled W.c.,  
Wall Mounted Wash Hand Basin With Chrome Mixer Tap,  
Fully Panelled Walls,  
uPVC Obscure D/g Window To Rear.

**Staircase/First Floor Landing**  
3' 5" x 5' 11" (1.04m x 1.80m)  
Fitted Carpet,  
Fixed Handrails To Staircase,  
2 x Doors To Two Large Storage Cupboards,  
Doors To Bedroom 1 And Bedroom 2,  
2nd Staircase To Second Floor Landing.

**Bedroom 1**  
11' 8" x 12' 6" (3.56m x 3.81m)  
Laminate Flooring,  
uPVC D/g Window To Rear,  
Double Panel Radiator,  
Plastered Walls And Plastered Ceiling.

**Bedroom 2**  
10' 2" x 12' 8" (3.10m x 3.86m)  
Laminate Flooring,  
uPVC D/g Bay Window To Front,  
Double Panel Radiator,  
Plastered Walls And Textured Ceiling,  
Airing Cupboard Housing Worcester Combi-Boiler.

**Second Staircase/Second Floor Landing**  
3' 6" x 8' 9" (1.07m x 2.67m) Fitted Carpet,  
2x Doors To Two Large Storage Cupboards,  
Hatch To Insulated And Half Boarded Loft Via Attached Ladders,  
Doors To Bedroom 3 And Bedroom 4.

**Bedroom 3**  
10' 4" x 12' 9" (3.15m x 3.89m)  
Fitted Carpet.  
uPVC D/g Bay Window To Front,  
Plastered Walls And Textured Ceiling.

**Bedroom 4**  
6' 8" x 11' 8" (2.03m x 3.56m)  
Fitted Carpet.  
uPVC D/g Window To Rear,  
Double Panel Radiator,  
Plastered Walls And Textured Ceiling.

**Family Bathroom**  
5' 7" x 8' 9" (1.70m x 2.67m)  
Vinyl Flooring,  
P-Shape Panel Bath With Chrome Mixer Tap Over And Attached Shower,  
Curved Glass Shower Screen,  
Close Coupled W.c.,  
Wash Hand Basin With Chrome Mixer Tap Set In Vanity Cupboard,  
Chrome Ladder/Towel Radiator,  
Fully Tiled Walls,  
Ceiling Mounted Manrose Quiet Electric Extractor Fan,  
Plastered Ceiling,  
uPVC Obscure D/g Window To Rear.

**Front Garden**  
Front Garden Is Enclosed By Feather Edge Fencing,  
Laid To Lawn,  
Patio Pathway To Front Door,  
Range Of Evergreen Trees Planted To Borders,

**Rear Garden SOUTH WEST FACING**  
South West Facing Rear Garden,  
Enclosed By Feather Edge Fencing,  
Concrete Patio To Lower Tier,  
Access To Large Aluminium Shed With Concrete Base,  
Natural Stone Patio Steps And Pathway To Rear Door Into Kitchen,  
Astro Turf,  
Flowerbed Border With A Range Of Bushes And Evergreen Tree And Various Plants And Shrubs,  
Porch Covering Over Rear Door,  
Outside Double Socket Power Point,  
Outside Tap.

**Parking**  
Off Road Parking Spaces To Side Of Property.

**Entrance Hallway**



## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** None.

**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.

**EPC Rating:** C (79)

**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

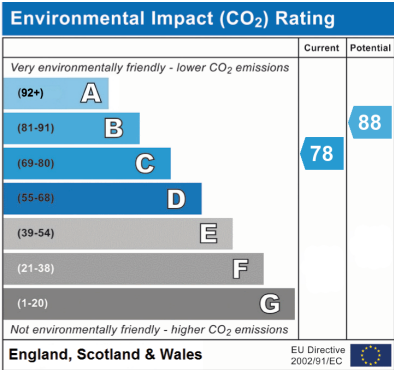
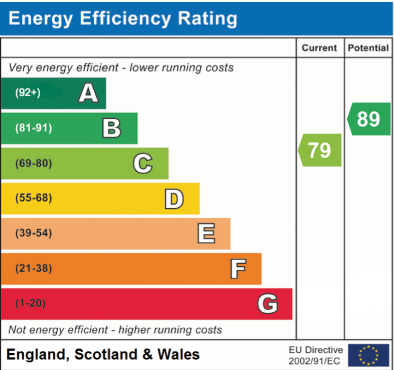
**Any easements, servitudes, or wayleaves?** No

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





FLOORPLAN & EPC



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