

FOR SALE

Offers in the Region of £199,950 Freehold



## Pen Y Garn Road, Cardiff. CF5 4BW

- NO CHAIN
- ATTENTION LANDLORDS & INVESTORS
- 3 BEDROOMS
- SIGNIFICANT CORNER PLOT
- MODERN KITCHEN/DINER
- DRIVEWAY
- ATTENTION FIRST-TIME BUYERS
- LARGE SOUTH-FACING REAR GARDEN
- CLOSE TO SHOPS & AMENITIES
- CLOSE TO TRANSPORT LINKS



Mr Homes Estate Agents  
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555  
info@mr-homes.co.uk



## PROPERTY DESCRIPTION

Welcome to this charming 3-bedroom end of terrace house, perfectly positioned on a significant corner plot that boasts a large south-facing rear garden – ideal for those who appreciate outdoor space and natural light. Situated in a sought-after location, this property offers an excellent opportunity for first-time buyers, landlords, and investors alike. With no onward chain, you can move quickly and make this delightful home your own without delay.

Step inside to discover a bright and inviting reception room, providing a comfortable space to relax or entertain guests. The modern kitchen/diner is a true highlight, featuring contemporary fittings and ample room for family meals and social gatherings. Whether it's a quiet breakfast or a lively dinner party, this space caters to all occasions and is sure to be the heart of the home.

The accommodation comprises three well-proportioned bedrooms, each offering versatility for families, professionals, or those wanting extra space for a home office or hobby room. The bathroom serves the household efficiently and retains a clean, functional design.

Outside, the property excels with a large, south-facing rear garden that enjoys plenty of sunshine throughout the day. This generous outdoor area is perfect for gardening enthusiasts, children's play, or alfresco dining during warmer months. Additionally, the driveway provides convenient off-street parking, a valuable asset in this popular area.

Location is key, and this property certainly delivers. It is within close proximity to excellent transport links, ensuring easy access to surrounding towns and cities, making your daily commute or weekend getaways a breeze. Local shops and amenities are also nearby, providing all the essentials right on your doorstep.

For landlords and investors, this home's location and features present a fantastic rental prospect in a desirable area with high demand. Whether you are expanding your portfolio or entering the market, this property offers great potential for capital growth and rental income.

If you're a first-time buyer seeking a welcoming home with outdoor space, a modern kitchen/diner, and convenient parking, this end of terrace house ticks all the boxes. Don't miss out on this rare opportunity to purchase a versatile property with huge appeal, no chain, and excellent transport and amenities close at hand.



## ROOM DESCRIPTIONS

### Outside Front

Driveway laid to concrete; front door is located on the side elevation and is accessed via a step; timber gate to side allows access to Rear Garden

### Hallway

3' 1" x 3' 10" (0.94m x 1.17m) Accessed via solid uPVC front door; carpeted; radiator; access to Living Room; carpeted stairs rise to First Floor

### Living Room

16' 8" x 12' 11" (5.08m x 3.94m) Laminate flooring; radiator; feature fireplace; access to Kitchen; uPVC DG window to front

### Kitchen

16' 9" MAX x 9' 4" (5.11m x 2.84m) Tiled flooring; radiator; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 4-ring gas hob with extractor hood over; integrated Bush electric fan-assisted over; space and plumbing for dishwasher; space and plumbing for washing machine; space for free-standing fridge/freezer; under stairs Storage Cupboard; uPVC obscured DG window to rear; uPVC door with DG panel provides access to Rear Garden

### Storage Cupboard

2' 7" x 5' 3" (0.79m x 1.60m) Tiled flooring; uPVC obscured DG window to side

### First Floor Landing

4' 4" x 7' 10" (1.32m x 2.39m) Carpeted; radiator; access to all Bedroom and Family Bathroom; access hatch to loft; uPVC DG window to side

### Bedroom 1

10' 2" x 12' 9" (3.10m x 3.89m) Laminate flooring; radiator; uPVC DG window to front

### Bedroom 2

9' 6" x 9' 3" (2.90m x 2.82m) Laminate flooring; radiator; uPVC DG window to rear

### Bedroom 3

6' 4" x 9' 8" (1.93m x 2.95m) Laminate flooring; radiator; uPVC DG window to front

### Family Bathroom

6' 11" x 4' 3" (2.11m x 1.30m) Tiled flooring; fully tiled walls; radiator; vanity unit incorporating sink with mixer tap; WC; panelled bath with mixer tap and shower attachment; uPVC obscured DG window to rear

### Rear Garden

Large corner plot; area laid to timber decking; area laid to paving slabs; remainder of plot laid to lawn; metal storage unit



## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**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

Please see Ofcom coverage checkers

### Construction Type

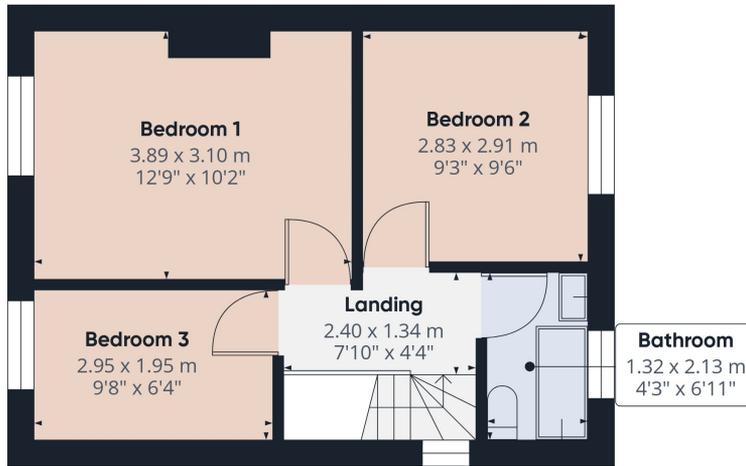
Standard



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
65.5 m<sup>2</sup>  
705 ft<sup>2</sup>

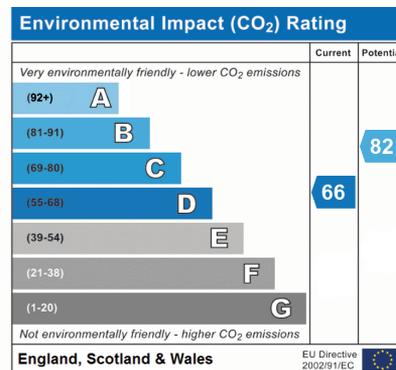
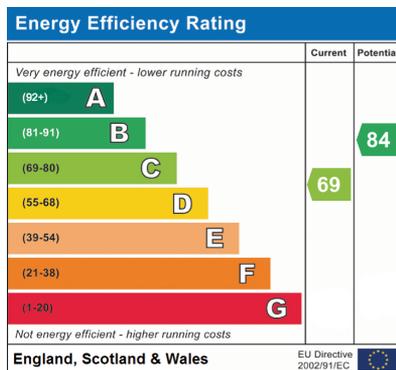
**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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