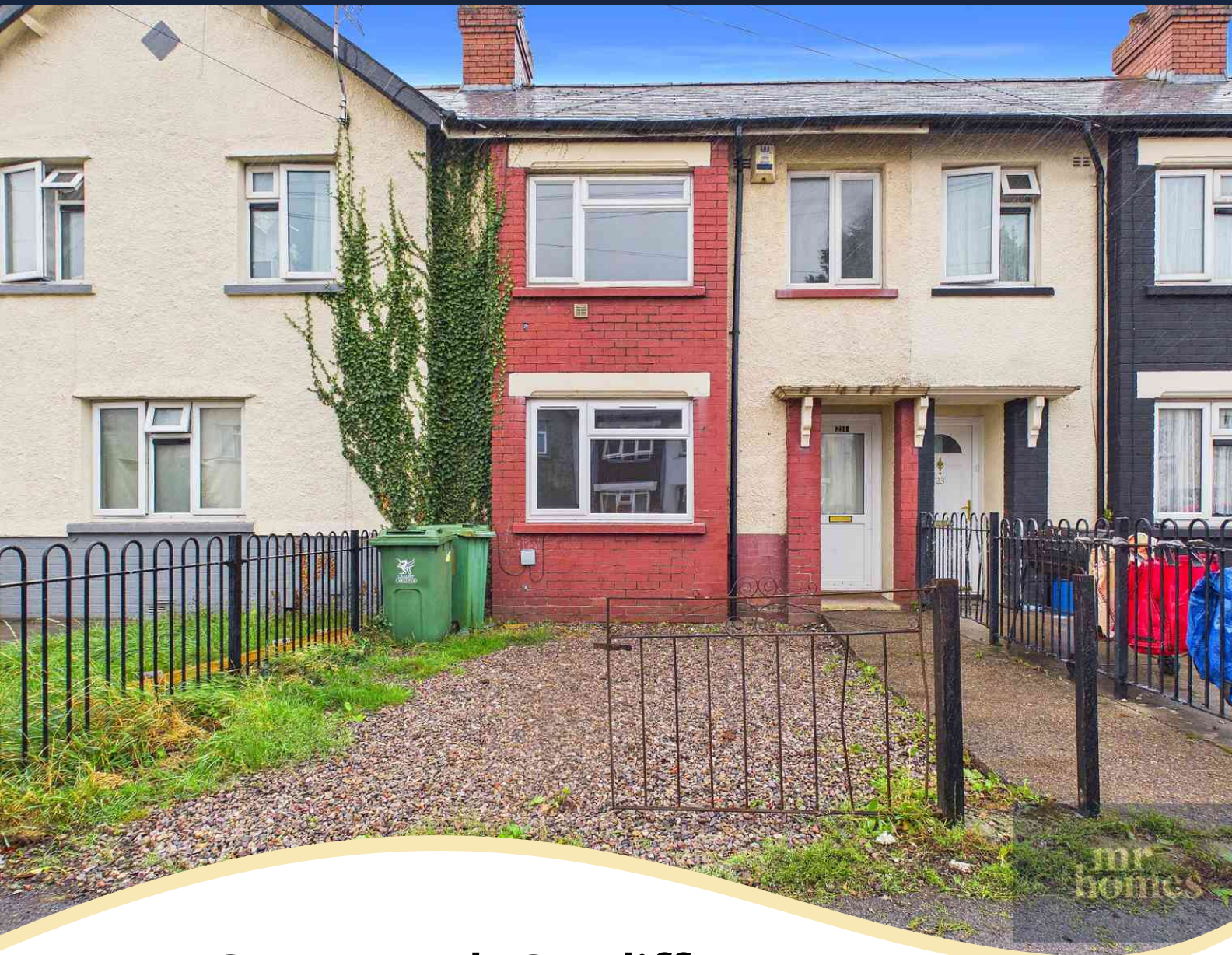


FOR SALE

Guide Price £165,00 to £175,000 Freehold



Pen Y Garn Road, Cardiff, South Glamorgan. CF5 4BW

- *** NO CHAIN ***
- * GUIDE PRICE £169,950 to £179,950 *
- 3-BED FAMILY HOME
- IDEAL FOR 1st TIME BUYERS
- LIVING ROOM
- KITCHEN & UTILITY CUPBOARD
- 3x BEDROOMS
- FAMILY BATHROOM
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- SOUTH-EAST FACING ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT TRANSPORT LINKS
- Worcester Greenstar 30i ErP Condensing Combi-Boiler



PROPERTY DESCRIPTION

***** NO CHAIN ***** Guide Price £165,000 to £175,000- IDEAL FOR 1ST TIME BUYERS!

This 3-bedroom terraced house offers a family home with a spacious living room, modern kitchen, and convenient utility cupboard. Featuring a family bathroom, uPVC double-glazed windows, and efficient gas central heating powered by a Worcester Greenstar 30i ErP condensing combi-boiler, this property ensures comfort year-round.

Enjoy a bright and private south-east facing enclosed rear garden, perfect for relaxation and outdoor activities. Situated close to excellent transport links, reputable schools, shops, amenities, and parks, this home provides both convenience and community. Offered with NO CHAIN and a guide price of £169,950 to £179,950, this is an outstanding opportunity to step onto the property ladder in a well-connected area. Don't miss out on this inviting 3-bedroom family home that combines practicality and warmth in one fantastic package. **EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK**



ROOM DESCRIPTIONS

Entrance Hallway

6' 10" x 3' 0" (2.08m x 0.91m)

Living Room

13' 3" x 12' 0" (4.04m x 3.66m)

Kitchen

13' 7" x 9' 3" (4.14m x 2.82m)

Storage Cupboard

5' 5" x 2' 10" (1.65m x 0.86m)

Utility Cupboard

4' 2" x 2' 9" (1.27m x 0.84m)

Landing

8' 0" x 4' 1" (2.44m x 1.24m)

Bedroom 1

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom 2

9' 8" x 9' 3" (2.95m x 2.82m)

Bedroom 3

8' 10" x 6' 5" (2.69m x 1.96m)

Bathroom

6' 11" x 4' 2" (2.11m x 1.27m)

South-East Facing Enclosed Rear Garden



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (69)

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

Mobile Signal

Conservation Area: No

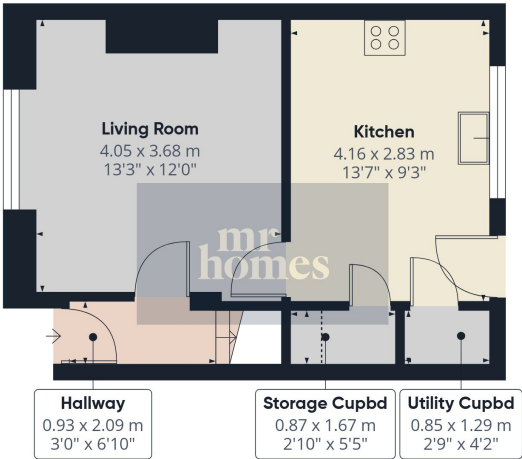
Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

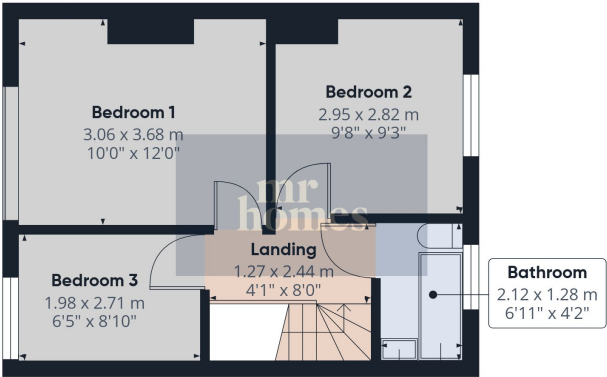
Broadband: Basic 7 Mbps - Superfast 115 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin





Ground Floor



1st Floor



Approximate total area^m

62.9 m²
677 ft²

Reduced headroom

0.4 m²
4 ft²

(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.

GIRAFFE360

