

FOR SALE

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



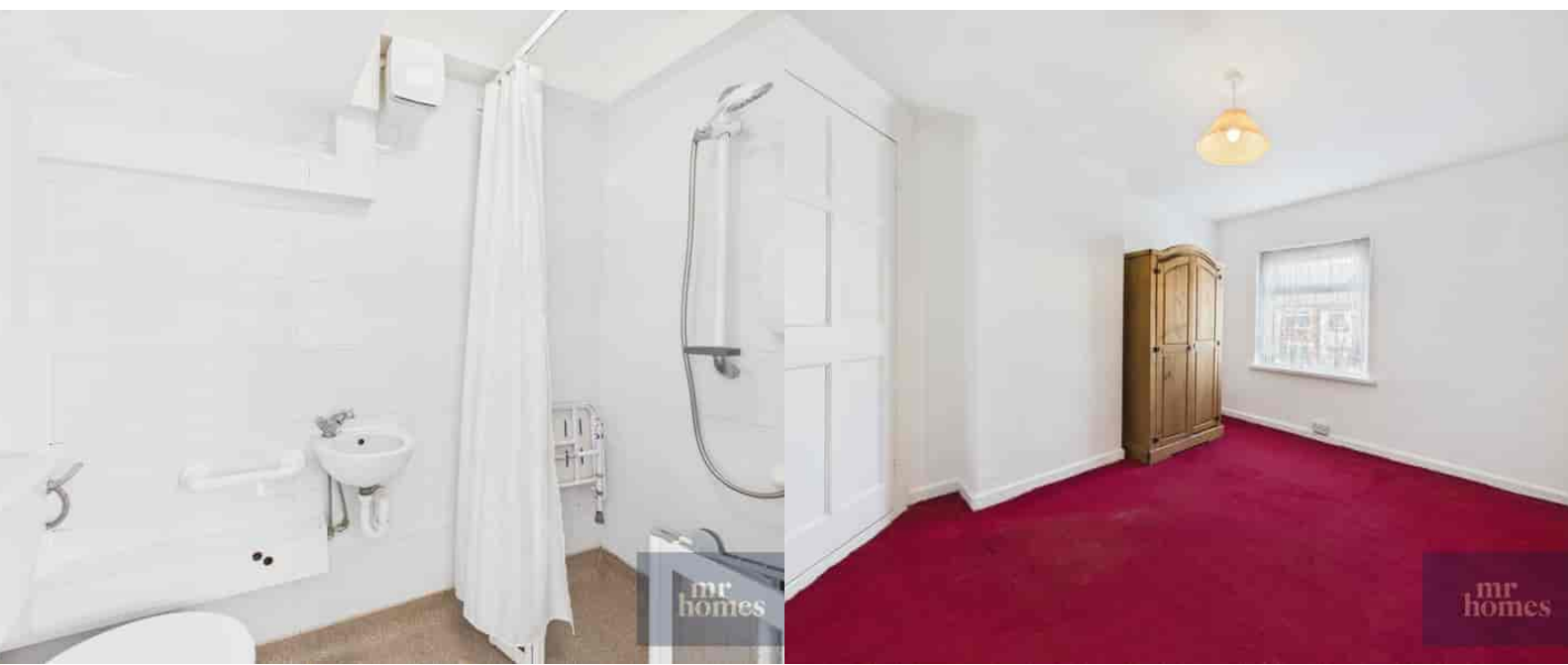
Pen Y Garn Road, Ely, Cardiff. CF5 4BW

- **** NO CHAIN ****
- **GUIDE PRICE £165,000 to £175,000**
- **LIVING ROOM**
- **KITCHEN**
- **DOWNSTAIRS WET/SHOWER ROOM & UPSTAIRS WET/SHOWER ROOM**
- **UPSTAIRS FAMILY BATHROOM**
- **ENCLOSED FRONT GARDEN (LOCKABLE SIDE GATE ACCESS TO REAR GARDEN)**
- **SOUTH-EAST FACING LARGE REAR GARDEN - ENCLOSED**
- **uPVC D/G WINDOWS & GAS C/H (Powered by a Ideal LOGIC COMBI c30)**
- **TENURE: FREEHOLD.**
- **CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS**
- **EARLY VIEWING RECOMMENDED**
- **FREE MORTGAGE ADVICE AVAILABLE**



PROPERTY DESCRIPTION

**** NO CHAIN **** Guide Price £165,000 to £175,000 **** MR HOMES Offer FOR SALE** this 3-Bedroom, 2-Bathroom End-of-Link house in Ely, offered with no onward chain for a smooth purchase. Boasting both a downstairs wet/shower room and an upstairs family bathroom, this home perfectly caters to modern family living. The spacious living room and well-equipped kitchen provide comfortable and practical spaces to relax and entertain. Situated on a freehold plot, the property features uPVC double glazing and gas central heating powered by an Ideal LOGIC COMBI c30 boiler, ensuring warmth and efficiency year-round. Outside, enjoy the privacy of a SOUTH-EAST facing large rear garden, fully enclosed ideal for outdoor activities, with lockable gated access via the enclosed front garden. Conveniently located close to schools, shops, amenities, and parks, this home offers both comfort and accessibility. Early viewing is highly recommended to fully appreciate the space and potential on offer. Additionally, free mortgage advice is available to support your purchasing journey. **EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK**



Entrance Hall

3' 10" x 3' 0" (1.17m x 0.91m)

Living Room

12' 9" x 11' 9" (3.89m x 3.58m)

Kitchen

12' 11" x 9' 3" (3.94m x 2.82m)

Downstairs Wet/Shower Room

7' 6" x 3' 6" (2.29m x 1.07m)

1st Floor Landing

7' 11" x 4' 4" (2.41m x 1.32m) Hatch to Insulated Loft.

Bedroom 1

12' 10" x 10' 2" (3.91m x 3.10m)

Bedroom 2

9' 7" x 9' 3" (2.92m x 2.82m)

Bedroom 3

Family Bathroom

6' 10" x 4' 3" (2.08m x 1.30m)

Front Garden - Enclosed

Lockable Side Gate accesses the Rear Garden

Rear Garden - Large & Enclosed



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: D (63)

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

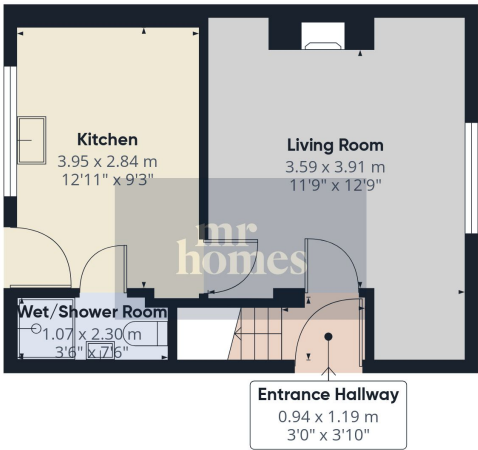
Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

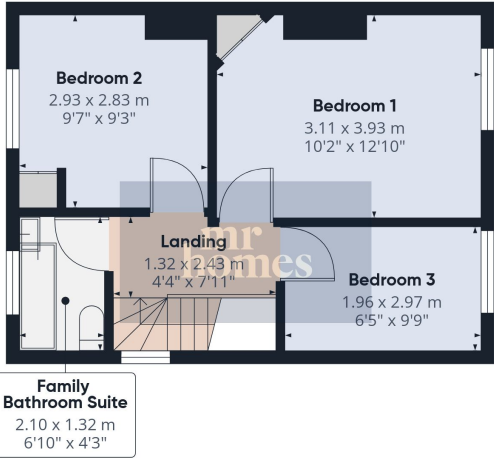
Broadband: Basic 7 Mbps - Superfast 109 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin





Floor 0



Floor 2



Approximate total area^m
65 m²
700 ft²

(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

