FOR SALE

Offers Over £180,000 Freehold



Caerwent Road, Ely, Cardiff.
CF5 4QD

- NO CHAIN & VACANT POSSESSION
- 2-BEDROOM MID-TERRACE
- NEWLY RENOVATED
- DRIVEWAY
- LONG NORTH-FACING REAR GARDEN
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- NEW CARPETS & FLOORING THROUGHOUT
- NEWLY INSTALLED ELECTRIC RADIATORS
- uPVC DOUBLE GLAZING

mr homes

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PROPERTY DESCRIPTION

Presenting this beautifully renovated 2-bedroom mid-terrace house in the heart of the Cardiff suburb of Ely, offering a perfect mix of contemporary style and comfortable living. Featuring a long north-facing rear garden, this property is a true haven for outdoor lovers and those who appreciate a generous outdoor space. With a newly fitted kitchen and bathroom, fresh carpets and flooring throughout, and newly installed electric radiators, the home has been thoughtfully modernised to provide a warm and inviting atmosphere. The property also benefits from uPVC double glazing, driveway parking, and comes with no onward chain and vacant possession, making it an ideal move-in ready opportunity for first-time buyers or investors.

Located in the popular area of Ely, this home offers convenient access to a range of amenities including local shops, cafes and schools. Ely's welcoming community and proximity to Cardiff city centre, along with excellent transport links by way of the A4232/A48/M4 and various public transport options create a great environment for families and professionals alike.

Step inside to a bright reception room enhanced by a lovely bay window, flooding the space with natural light and providing a welcoming area to relax or entertain. The newly fitted kitchen boasts modern units and ample workspace, perfect for cooking enthusiasts. Both bedrooms are generously sized and feature new carpeting, offering comfortable retreats. The recently renovated bathroom benefits from contemporary fittings and finishes, complementing the overall fresh feel of the property. Outside, the long north-facing garden provides plenty of space for gardening, outdoor dining, or simply enjoying peaceful moments in the open air. Completing the home is a driveway, adding valuable off-road parking for residents.





ROOM DESCRIPTIONS

Outside Front
Driveway laid to concrete accessed via double metal gates; area to side of driveway laid to concrete and area laid to lawn with mature hedging/bushes

Entrance Porch
5' 5" x 3' 1" (1.65m x 0.94m) Step up to uPVC door with obscured DG panel; LVT flooring; uPVC obscured DG picture windows to front and sides;

Entrance Hallway
7' 6" x 5' 5" (2.29m x 1.65m) Accessed via timber door with glazed panel; LVT flooring; cupboard housing RCD Consumer Unit; storage cupboard understairs; access to Living Room and Kitchen; carpeted stairs rise to First Floor

Living Room
11' 1" x 15' 3" (3.38m x 4.65m) LVT flooring; electric radiator; uPVC DG window to rear; bay window to front with uPVC DG

Kitchen
10' 4" x 7' 11" (3.15m x 2.41m) LVT flooring; newly 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 electric hob with extractor hood over; integrated Candy electric oven; electric radiator; uPVC DG window to rear; timber door with clear vision panels provides access steps down to pre-existing rear extension

Extension
10' 0" x 8' 6" (3.05m x 2.59m) Pre-existing structure with new flat roof; LVT flooring; electric radiator; uPVC obscured DG windows to side and rear; uPVC door with obscured DG panel provides access to rear garden

First Floor Landing
2' 9" x 5' 10" (0.84m x 1.78m) Newly carpeted stairs rise from Ground Floor; newly carpeted; access to both Bedrooms and Bathroom; access hatch to Loft; uPVC DG window to front

Bedroom 1
13' 10" x 11' 1" (4.22m x 3.38m) Newly carpeted; electric radiator; uPVC DG window to front

Bedroom 2
7' 4" x 10' 9" (2.24m x 3.28m) Newly carpeted; electric radiator; uPVC DG window to rear

Bathroom
4' 4" x 7' 6" (1.32m x 2.29m) Newly fitted bathroom; LVT flooring; wet wall panels; pedestal wash hand basin with stainless steel mixer tap; WC; shower enclosure with electric shower; uPVC obscured DG window to rear

Rear Garden
Patio area laid to paving slabs; steps down to path laid to concrete which leads to rear of garden with areas laid to lawn to both sides





MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: Driveway.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

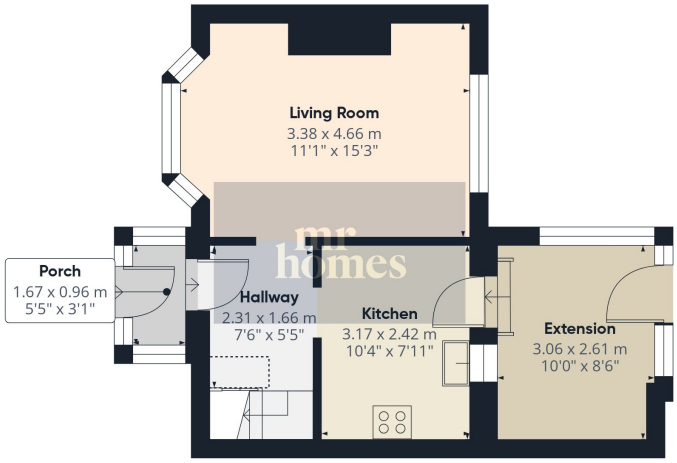
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent

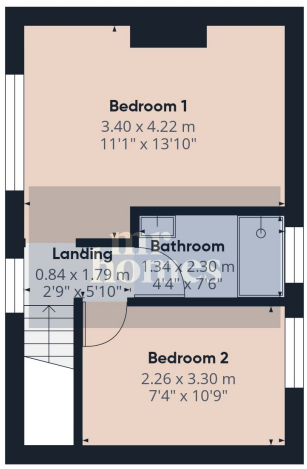




FLOORPLAN



Floor 0



Floor 1

W
S N
E

Approximate total area(1)

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.

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