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SALES & LETTINGS



Ronald Place
Ely, Cardiff
CF5 4BJ

£175,000 to £185,000
Freehold

Ronald Place, Ely, Cardiff, CF5 4BJ

- GENEROUS CORNER PLOT
- DRIVEWAY
- 3-DOUBLE BEDROOMS
- LARGE LIVING ROOM
- LOVELY GARDEN
- ENCLOSED REAR YARD
- MODERN KITCHEN
- DISABLES ACCESS WETROOM
- GAS C/H COMBI BOILER
- FREEHOLD



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MR Homes are proud to represent our client in offering to market this 3-bedroom end-of-terrace property on a substantial corner plot, benefitting from a front garden with driveway (providing space for at least two cars), a delightful and tranquil side garden, taking full advantage of everything the corner plot has to offer and finally a rear courtyard. One thing is for certain, you will not be left wanting for outside space with 2 Ronald Place. The property itself provides flexible accommodation with a very large living room, offering nearly 212 sq.ft./19.7m² of space, as well as access to an under stairs storage area. A modern fitted kitchen provides plenty of preparation space for the enthusiastic home cook and meals can be enjoyed with the whole family in the adjacent dining area. A utility area provides space for the tools of everyday life, e.g., washing machine/tumble dryer, meaning they can be kept separate from the kitchen/dining area. The first floor provides 3 decent sized double bedrooms and a fresh and inviting disabled access wet room with electric shower, pedestal wash hand basin and WC.



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EPC Rating: B
Council Tax Band: B
Viewings by Appointment ONLY
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FREE MORTGAGE ADVICE AVAILABLE FROM
INDEPENDENT SPECIALISTS INFIMO LTD CALL:
02920 204 555 Option 4

Outside Front

Concrete Driveway approached via metal gates and pedestrian access via metal gate; area to side of driveway laid to lawn; access to side garden and property via timber gate

Entrance Hallway

10' 4" x 3' 0" (3.15m x 0.91m)

Accessed via solid timber front door with obscured glazed panels; laminate flooring; access to Living Room and Kitchen; stairs to rising to first floor

Living Room

18' 1" x 12' 0" (5.51m x 3.65m)

Laminate flooring; storage cupboard; timber panelling with dado rail; ceiling beams; timber windows with single glazing, some leaded

Dining Area

9' 0" x 7' 0" (2.74m x 2.13m)

Vinyl flooring; radiator; timber window with single glazing; access to Utility area and kitchen

Kitchen

8' 7" x 10' 0" (2.61m x 3.05m)

Tiled flooring; matching wall and base units with worktops over and tiled splash backs; 4-ring gas hot with extractor hood over and stainless steel splash back; Hotpoint electric fan assisted oven; stainless steel sink with half bowl and draining board and mixer tap; space for freestanding fridge freezer; uPVC window to rear; breakfast bar; space and plumbing for washing machine

Rear Porch

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

Tiled flooring timber door with obscured single glazing panel provides access to rear yard

Utility Area

5' 7" x 3' 0" (1.70m x 0.91m)

Previously WC; concrete flooring; plumbing for washing machine; space for tumble dryer; timber window with single pane obscured glazing

First Floor Landing

Carpeted; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft

Bedroom 1

17' 9" max x 9' 5" (5.41m x 2.87m)

Mixture of vinyl and laminate flooring; double radiator; timber window with single pane leaded glazing; Ideal Logic + gas central heating Combi boiler

Bedroom 2

10' 0" x 8' 9" (3.05m x 2.66m)

Laminate flooring; double radiator; timber framed window with single pane glazing

Bedroom 3

10' 0" x 8' 10" MAX (3.05m x 2.69m)

Carpeted; double radiator; timber framed window with single pane glazing

Family Bathroom

8' 0" x 5' 7" (2.44m x 1.70m)

Wetroom with vinyl flooring; fully tiled walls; white pedestal Wash hand basin with separate hot and cold taps; AKW electric shower with AKW concertina doors; shower seat; WC; timber framed window with obscured single glazing; Nuair extractor fan



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

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