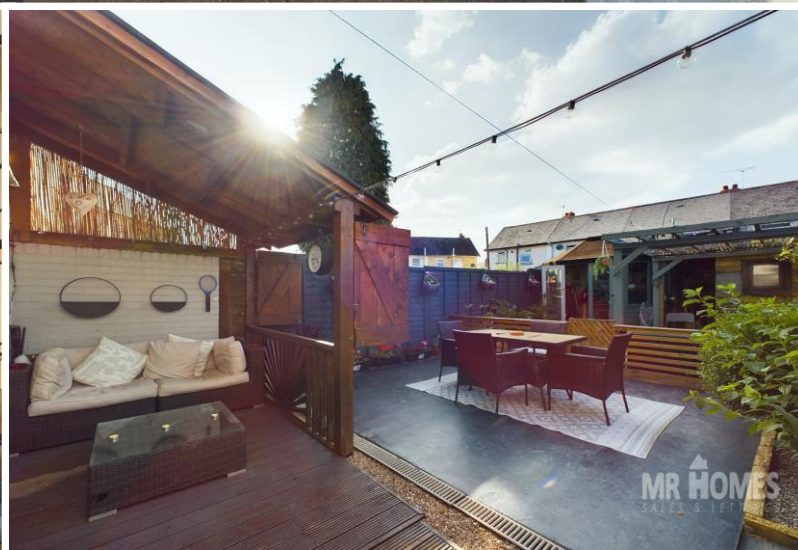


02920 204 555

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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Pendine Road,  
Ely, Cardiff  
CF5 4BP

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

# Pendine Road, Ely, Cardiff. CF5 4BP.

- A MODERN 2-BEDROOM FAMILY HOME
- IDEAL FOR 1st TIME BUYERS - PERFECT STARTER HOME
- 2x DOUBLE BEDROOMS
- MOVE STRAIGHT IN
- BEAUTIFULLY LANDSCAPED GARDEN
- ENCLOSED FRONT GARDEN
- SUMMERHOUSE & WORKSHOP
- IMMACULATE BATHROOM SUITE
- uPVC D/G & GAS C/H with COMBI-BOILER



A MODERN & VERY WELL PRESENTED 2-BEDROOM FAMILY HOME - IDEAL FOR 1st TIME BUYERS AS A PERFECT STARTER HOME - BEAUTIFULLY LANDSCAPED GARDEN - ENCLOSED FRONT GARDEN - SPACIOUS LIVING ROOM - STYLISH BATHROOM SUITE - 2x DOUBLE BEDROOMS - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER 2/3 YRS APPROX. FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom Terraced Family Home, comprising in brief; Entrance Hall, Living Room, Kitchen, Understair Storage Cupboard, Staircase to the 1st Floor Landing with Sleek Wall Panelling & Fixed Shelving, Bedroom 1 with Fitted Wardrobes & Cupboards, Bedroom 2 with Airing Cupboard housing an Ideal Logic c30kw Combi-Boiler (fitted 2/3 Yrs Approx.) Enclosed Front Garden & an Enclosed & Landscaped Rear Garden including a WorkShop & Summer House

**EPC Rating = D. & Council Tax Band = B.**

**Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.**

The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
**PLEASE CONTACT MR HOMES: 02920 204 555 option 4**  
**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



### Front Garden -Enclosed

Wooden Gate And Fence To Front Patio To Side. Path Leading To Front Door.

### Entrance Hallway

4' 5" x 3' 7" (1.35m x 1.09m)

Decorative Wood Panel Walls. Laminate Flooring. Fitted Radiator With Radiator Cover. Ceiling Light. Stairs Rising To First Floor Landing. Door Leading To Living Room.

### Living Room

14' 6" x 12' 6" (4.42m x 3.81m)

Laminate Flooring uPVC D/g Bay Windows To Front. Custom Fitted Cupboard & Shelving to Recess. Electric Fireplace Within Feature Brick Wall. Sliding Door To Kitchen.

### Kitchen

6' 1" x 15' 9" (1.85m x 4.80m)

Tiled Floor. Matching Wall And Base Units with Work Surface Over & Tiled Splashbacks Sink Unit With Mixer Tap And Drainer. Integral Electric Oven With 4 Ring Electric Hob & Extractor Hood Over. Space Tumble/Dryer and Plumbing For Washing Machine. Under Counter Space For White Goods. 3 x uPVC D/g Windows To Rear. Ceiling Light. Understair Storage Cupboard. Breakfast Bar. Chrome/ Ladder Radiator. Half Glazed Obscured uPVC Door (With Cat Flap) Leading To Rear Garden.

### Understair Storage Cupboard

5' 4" x 2' 11" (1.62m x 0.89m)

### 1st Floor Landing

7' 11" x 2' 9" (2.41m x 0.84m)

Floorboards Ceiling Light. Loft Access Hatch. Doors Leading To Bedrooms 1,2, And Bathroom.

### Bedroom 1

11' 6" x 9' 4" (3.50m x 2.84m)

Floorboards. Ceiling Light. uPVC D/g Window To Front. Original Cast Iron Fireplace. Sliding Door to Built-In Wardrobe. Double Doors to Fitted Wardrobe. Fitted Cupboard.

### Bedroom 2

9' 10" x 8' 0" (2.99m x 2.44m)

Ceiling Light. Radiator. uPVC D/g Window To Rear Airing Cupboard housing an Ideal Logic c30kw Combi-Boiler. (fitted 2/3 Yrs Approx.)

### Bathroom - Re-Fitted & Modern

6' 0" x 7' 5" (1.83m x 2.26m)

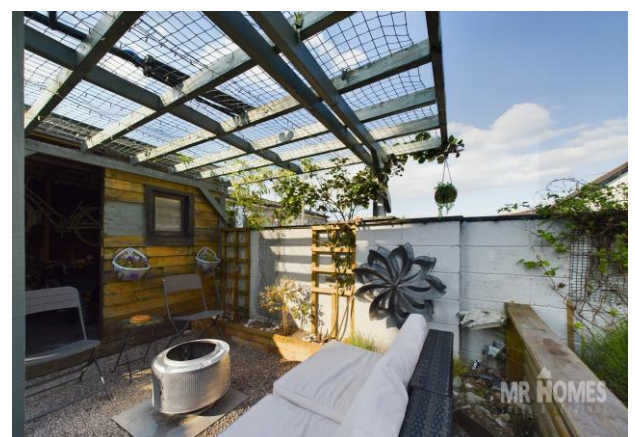
Stylish Fitted Bathroom Suite. Tiled Flooring. Tiled Walls Panel Bath. Mixer Shower Over with Rainfall Shower Head. Glass Shower Screen Modern Wash Hand Basin & Close-Coupled W.c Housed in Vanity with Storage. Inset Spotlighting to Ceiling Chrome Ladder/Towel Radiator. uPVC Obscured D/g Window To Rear. Inset Spotlights to Ceiling.

### Rear Garden - Beautifully Landscaped & Enclosed

Roof Covered Decking Area With Sink & Outside Tap Power Points. Leads To Middle Patio Dining area with Shrubs & Flower Edged Borders Rear Half Of The Garden Is Separated By A Fence With Small Gate To Pergola Covered Seating Area, Workshop And Double Glass Door Summer House.

### WorkShop with PowerPoints & Lighting

### Summer House with Double Doors & Windows to Sides.



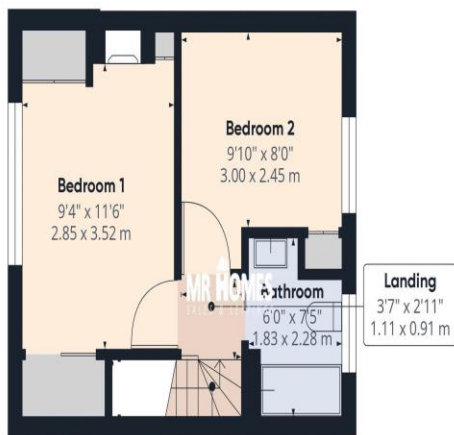
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



**Hallway**  
4'5" x 3'7"  
1.35 x 1.10 m

**Understair Storage Cupboard**  
5'4" x 2'11"  
1.65 x 0.89 m

Floor 0



**Landing**  
7'11" x 2'9"  
2.41 x 0.86 m

**Landing**  
3'7" x 2'11"  
1.11 x 0.91 m

Floor 1



**Approximate total area<sup>8</sup>**

574.47 ft<sup>2</sup>

53.37 m<sup>2</sup>

**Reduced headroom**

4.09 ft<sup>2</sup>

0.38 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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