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**MR HOMES**  
SALES & LETTINGS



Penmark Green  
Ely, Cardiff  
CF5 4QN

Guide Price £180,000 to £190,000  
Freehold

# Penmark Green, Ely, Cardiff, CF5 4QN

- 2-BED SEMI-DETACHED
- TRIPLE WIDTH DRIVEWAY
- SOUTH FACING REAR GARDEN
- NEW DOUBLE GLAZING UNITS
- NEWLY FITTED KITCHEN
- 19FT LOUNGE
- NEWLY RENDERED & PAINTED
- DELIGHTFUL GREEN ON DOORSTEP
- uPVC DG & GAS DG
- FREEHOLD



**MR Homes** are delighted to represent our client in bringing to market this 2-bedroom semi-detached property with real kerb appeal. The current owners have done a lovely job of modernising and improving the property during their ownership, including the new herringbone pattern block paved driveway, which is the full width of the property, and as such provides the opportunity to park multiple cars. Moreover, the dark grey blocks of the driveway contrast beautifully with the clean, bright white of the recently rendered and painted external walls of the property. The current owners have done an excellent job of incorporating what was originally the property's coal store and in so doing have created a modern family kitchen/diner. And the property just keeps getting better by offering a large south-facing rear garden with a decent patio area and the remainder laid to lawn - a real suntrap that provides the perfect space to unwind or enjoy socially with friends and family. Book your viewing appointment today!

**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**

**Mains electricity and gas. Water and sewerage connected to mains drains.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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## Outside Front

Block-paved driveway with parking for at least three cars, border edged with upturned blocks and grey shale; newly re-rendered and painted external walls; timber storm porch with roof tiles and flashing; single step up to front door constructed of matching blocks from driveway; Blink camera doorbell; outside lamp

## Entrance Hall

7' 3" x 6' 1" (2.21m x 1.85m)

Accessed via uPVC front door with obscured DG panel and spy hole; carpeted; single radiator; cupboard under stairs housing electricity meter; space under stairs housing RCD Consumer Unit and gas meter; staircase rising to first floor; access to Living Room and Kitchen/Diner; uPVC obscured DG window to side

## Living Room

19' 8" x 9' 8" (5.99m x 2.94m)

Carpeted; 2 x single radiators; electric coal-effect feature fireplace; 2 x uPVC DG windows, one to front, one to rear

## Dining Area

12' 0" x 7' 8" (3.65m x 2.34m)

Laminate wood flooring; single radiator; gas central heating Combi boiler: Ideal Independent Combi 24 (approx. 2 years old); understairs cupboard; uPVC door with DG panel providing access to rear garden

## Kitchen

13' 3" x 8' 1" (4.04m x 2.46m)

Extended room incorporating redundant coal store/outhouse; laminate wood flooring; single radiator; matching wall and base units with worktops over and matching material for splash backs; stainless steel sink with draining board and separate hot and cold taps; free-standing cooker (gas hob and oven) with extractor hood over; space and plumbing for washing machine; space for tumble dryer; gas central heating Combi boiler: Ideal Independent Combi 24 (approx 2 years old); understairs cupboard; 2 x uPVC DG windows and uPVC door with DG panel providing access to rear garden

## First Floor Landing

4' 7" x 7' 2" (1.40m x 2.18m)

Carpeted; storage cupboards; access to Bedrooms 1 & 2 and Family Bathroom; access hatch to loft; uPVC obscured DG window to side

## Bedroom 1

8' 9" x 14' 6" (2.66m x 4.42m)

Carpeted; single radiator; storage cupboard over staircase; uPVC DG window to front

## Bedroom 2

10' 7" x 10' 3" (3.22m x 3.12m)

Carpeted; single radiator; uPVC DG window to rear

## Family Bathroom

5' 7" x 6' 4" (1.70m x 1.93m)

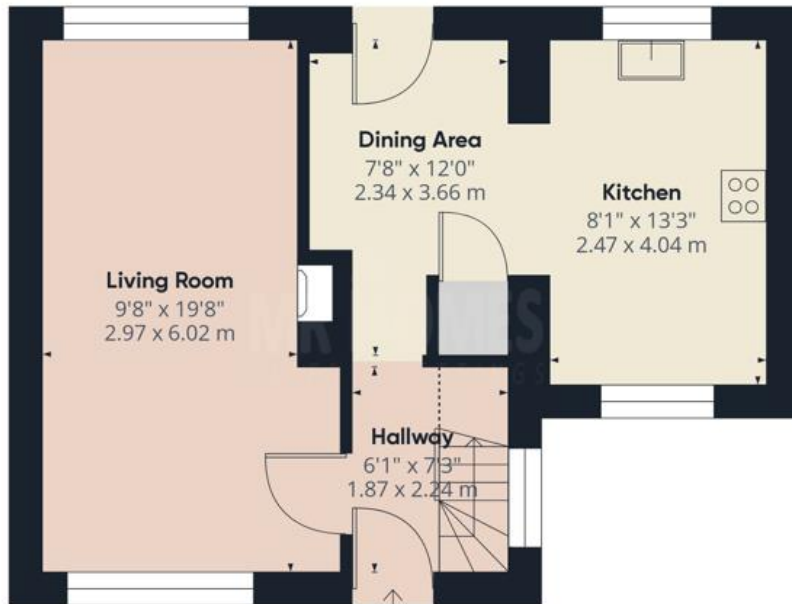
Vinyl flooring; fully lined with wet wall panels; single radiator; pedestal Wash hand basin with separate hot and cold taps; panelled bath with separate hot and cold taps and Triton Madrid II electric shower; shower curtain rail; Wilts Plus extractor fan; uPVC DG window to rear

## Rear Garden

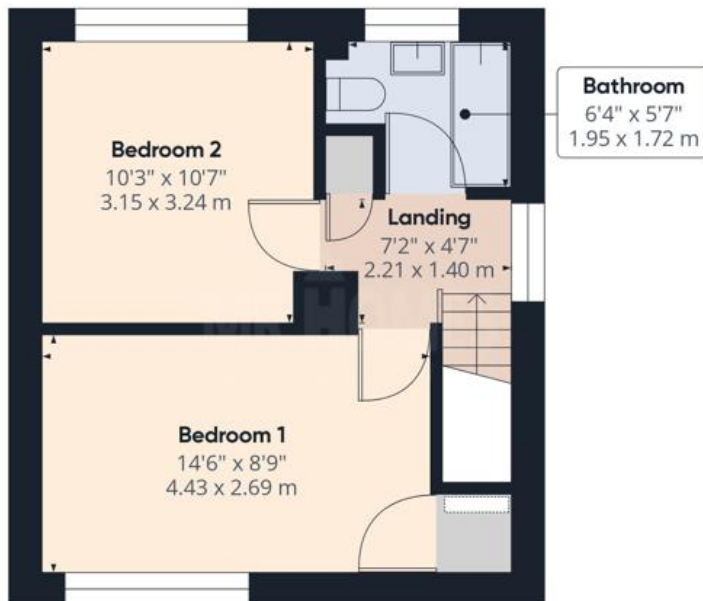
Patio area laid with paving slabs edged with low-level block wall with capping stones; concrete footpath to rear of garden with areas to both sides laid to lawn; enclosed on all sides; timber shed



**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.



Floor 0



Floor 1

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