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**MR HOMES**  
SALES & LETTINGS



Parker Place,  
Ely, Cardiff  
CF5 4NT

Guide Price £170,000 to £180,000  
Freehold



# Parker Place, Ely, Cardiff. CF5 4NT.

- IMMACULATE & EXTENDED FAMILY HOME
- 2x DOUBLE BEDROOMS
- RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- REAL WOOD FLOORING
- MARBLE WORK SURFACES & REAL WOOD BREAKFAST BAR
- DINING ROOM/ UTILITY
- OUTDOOR BBQ AREA (ROOF COVERED) & B WORKSHOP
- RE-FITTED KITCHEN & BATHROOM
- REAR GARDEN IS ENCLOSED - 2 TIERS with ALLOTMENT
- FREEHOLD



AN IMMACULATE & EXTENDED 2-BED FAMILY HOME - THIS PROPERTY HAS BEEN RENOVATED THROUGHOUT TO A VERY HIGH STANDARD - OAK FLOORING - OAK DOORS - MARBLE WORKTOPS - REAL WOOD BREAKFAST BAR - EARLY VIEWING IS VERY HIGHLY RECOMMENDED - FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom Extended Family Property, comprising in brief; Entrance Hallway, Living Room, Re-Fitted Kitchen/Breakfast Room, Dining Room/Utility Room, 1st Floor Landing, Bedroom 1, Bedroom 2 & a Re-Fitted Family Bathroom Suite. To the Front of the Property, is an Enclosed Garden, which is Low-Maintenance, A Raised Astroturf Section with Large Steel Storage Box. To the Rear is an Enclosed Two-Tier Garden, which is Low-Maintenance, Access to an Open BBQ Area which is Roof Covered and leads into the Workshop. There are steps up to an Enclosed Allotment Area to the Rear of the Garden. Outside Tap & Lighting. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic 24kw Combi-Boiler.

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

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway - 4' 7" x 3' 6" (1.40m x 1.07m)**

Enter via New Composite Door, Tiled Flooring. Solar Light. Stairs Rising To First Floor Landing. Door Leading To Living Room.

**Living Room - 14' 8" x 12' 7" (4.47m x 3.83m)**

Real Wood Flooring Ceiling Light & Inset Spotlights. uPVC DG Bay Windows To Front. Custom Built Media Wall & Shelving. Fitted Radiator. New RCD Consumer Unit (5Yrs) Door To Kitchen.

**Kitchen - Re-Fitted - 15' 10" x 5' 9" (4.82m x 1.75m)**

Tiled Floor. Wall And Base Units with Marble Work Surfaces Over & Tiled Splash Backs. Belfast Sink Unit With Hot & Cold Taps. Real Wood Breakfast Bar. Freestanding Gas Cooker With 4 Ring Gas Hob With Extractor Hood Over. Space And Plumbing For Washing Machine. Under Counter Space For White Goods. uPVC DG Window To Rear. Spotlights. Fitted Radiator. 2x uPVC D/g Windows to Rear. Understair Storage Cupboard Open Plan Leading To Dining Room/Utility.

**Dining Room/Utility - 9' 6" x 6' 10" (2.89m x 2.08m)**

Tiled Flooring. Ceiling Spotlights. uPVC DG Patio Sliding Door To Rear Garden.

**1st Floor Landing - 3' 7" x 2' 11" (1.09m x 0.89m)**

Wooden Staircase. Ceiling Light Large Hatch To Loft, with Folding Wooden Attached Ladders. Doors Leading To Bedrooms 1, 2 And Family Bathroom

**Bedroom 1 - 12' 11" min x 9' 4" (3.93m x 2.84m)**

Real Wood Flooring. Spotlights To Ceiling Modern Fitted Radiator uPVC DG Window To Front

**Bedroom 2 - 10' 0" x 10' 0" (3.05m x 3.05m)**

Real Wood Flooring with Vinyl Floor Protection. Spotlights To Ceiling Radiator. uPVC DG Window To Rear. Airing Cupboard housing Ideal Logic 24kw Combi-Boiler.

**Family Bathroom - 6' 1" x 5' 9" (1.85m x 1.75m)**

Large Tile Flooring, Inset Spotlights To Ceiling Fully-Tiled Walls Modern Chrome Towel/Ladder Radiator. uPVC Obscured DG Window To Rear Matching Suite Comprising; W.c, Wash Hand Basin With Mixer Tap Housed In Vanity Unit. Panel Bath With Hot & Cold Taps, Electric shower over, & Glass Shower Screen, 2nd Handheld Shower. Electric Extractor Fan.

**Front Garden**

Entrance Gate Raised Astroturf Section to Front Brick Paving To Front Door with Raised Astroturf Seating Area. Fence Panels To Both Sides. Steel Storage Shed.

**Large Rear Garden - Enclosed x 2**

Astro Turf Low Maintenance. Covered Barbecue Area. Door Leading To Workshop. Steps To Raised Allotment Area & Space For Hot Tub

**Workshop - 9' 10" x 5' 6" (2.99m x 1.68m)**

uPVC Half Glazed Door PowerPoints. Lighting. uPVC DG Window To Side.





