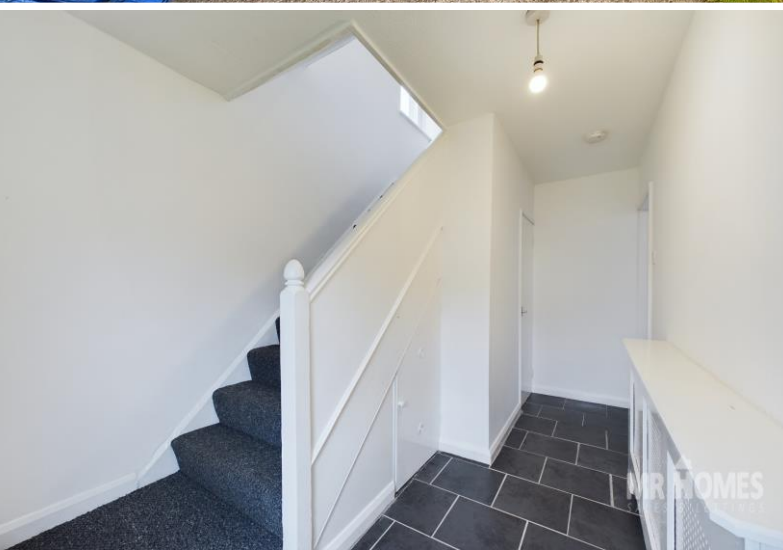


02920 204 555

Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff. CF5 5TD  
Email: SALES@mr-homes.co.uk

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

  
**MR HOMES**  
SALES & LETTINGS



Plymouthwood Road,  
Ely, Cardiff  
CF5 4DF

Guide Price £200,000 to £205,000  
Freehold

# Plymouthwood Road, Ely, Cardiff. CF5 4DF.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- MOVE STRAIGHT IN
- PROPERTY HAS BEEN RE-DECORATED THROUGHOUT
- BRAND NEW CARPETS THROUGHOUT
- OPEN-PLAN LIVING & DINING ROOMS
- MODERN FITTED KITCHEN
- LARGE FRONT & REAR GARDENS
- OUTBUILDING with OUTSIDE W.C
- uPVC D/G & GAS C/H with COMBI-BOILER



**IDEAL FOR 1st TIME BUYERS!!! - NO CHAIN**  
**3-BED SEMI-DETACHED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOM - MODERN KITCHEN - BRAND NEW CARPETS - RE-DCORATED THROUGHOUT - LARGE & ENCLOSED REAR GARDEN - OUTBUILDING with STORAGE & W.C - FREEHOLD.**



**MR HOMES** Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Large Understair Storage Cupboard, Living Room, Dining Room, Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Modern Family Bathroom. Large & Enclosed Front Garden, Lockable Side Gate Accessing the Large & Enclosed Rear Garden. The Outbuilding has 2x Doors to a Storage Shed & an Outside W.c. 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 & Understair Storage Cupboard

13' 1" x 4' 1" (3.98m x 1.24m)

Enter via uPVC D/g Door, Tiled Flooring, Understair Cupboard housing Gas Meter, Door to Large Understair Storage Cupboard housing Electric Meter & RCD Consumer Unit, uPVC Obscured D/g Window to Side, Vinyl Flooring.

### Living Room

13' 7" x 12' 0" (4.14m x 3.65m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Radiator, Dado Rail.

### Dining Room

12' 0" x 9' 6" (3.65m x 2.89m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Radiator, Dado Rail.

### Kitchen

9' 11" x 6' 11" (3.02m x 2.11m)

Tiled Flooring, Matching Wall & Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, Plumbing for Washing Machine & Dishwasher, Gas Bayonet Connector for Cooker, uPVC D/g Window to Rear, uPVC Half-Glazed & Obscured D/g Window to Rear Garden.

### 1st Floor Landing

6' 8" x 4' 0" (2.03m x 1.22m)

Brand New Fitted Carpet, uPVC D/g Window to Side, Hatch to Insulated Loft. Doors to Bedrooms 1, 2, 3 & Family Bathroom.

### Bedroom 1 with Fitted Cupboard

13' 5" x 12' 0" (4.09m x 3.65m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Radiator, Wall Mounted Ideal Logic + 24kw Combi-Boiler.

### Bedroom 2

12' 0" x 9' 8" (3.65m x 2.94m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Bedroom 3

9' 11" x 6' 11" (3.02m x 2.11m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Family Bathroom Suite

6' 11" x 5' 11" (2.11m x 1.80m)

3-Piece White Matching Suite comprising of; Panel Bath with Hot & Cold Taps Over, Electric Shower Over Bath, Pedestal Wash Hand Basin with Hot & Cold Taps Over, Close-Coupled W.c, Vinyl Flooring, Tiled Walls, uPVC Obscured D/g Window to Front.

### Front Garden - Laid to Lawn & Enclosed

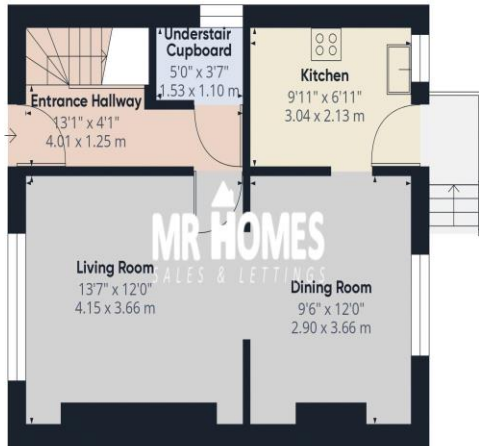
Lockable Side Gate Accessing the Rear Garden via the Side of the Property.

### Rear Garden - Large & Enclosed.

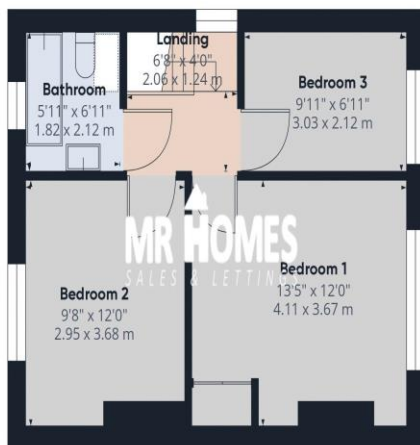
2x Doors to Outbuilding. Used for Storage & an Outside W.c.



**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



**Approximate total area<sup>(1)</sup>**

842.28 ft<sup>2</sup>  
78.25 m<sup>2</sup>

**Balconies and terraces**

24.54 ft<sup>2</sup>  
2.28 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360

**CARDIFF & THE VALE**

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