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MR HOMES
SALES & LETTINGS



Pen Y Garn Road
Ely, Cardiff
CF5 4BW

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

Pen Y Garn Road, Ely, Cardiff, CF5 4BW

- ATTENTION LANDLORDS/INVESTORS
- ATTENTION FIRST TIME BUYERS
- OFF-ROAD PARKING
- 3-BEDROOMS
- LARGE KITCHEN/DINER
- REAR GARDEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



ATTENTION LANDLORDS/INVESTORS AND FIRST TIME BUYERS -
THREE BEDROOM END OF TERRACE HOUSE - GAS CENTRAL
HEATING - uPVC DOUBLE GLAZING - FREEHOLD

MR HOMES are delighted to represent our client in bringing to market this three-bedroom end of terrace property, which represents a great opportunity for first time buyers or landlords/investors. The property briefly comprises: Entrance Hallway; Living Room; Kitchen/Diner; First Floor Landing; Three Bedrooms; Disabled Access Shower. Outside the front of the property is laid to concrete providing off-road parking. The rear garden is enclosed on all sides and provides a patio area laid to concrete and the remainder of the garden is laid to lawn. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Combi boiler. The property is conveniently located to nearby shopping amenities, schools, and regular public transport into Cardiff city centre and beyond.



Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Main 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

Concrete driveway

Entrance Hall

3' 0" x 4' 1" (0.91m x 1.24m)

Accessed via uPVC front door with obscured DG panel; carpeted; radiator; water stop tap; Honeywell thermostat; stairs rising to first floor; access to Living Room

Living Room

13' 0" MAX x 13' 8" MIN (3.96m x 4.16m)

Laminate flooring; uPVC DG window to front; feature fireplace; cupboard housing RCD Consumer Unit and electricity meter



Kitchen

9' 3" MAX x 13' 8" MIN (2.82m x 4.16m)

Laminate flooring; matching wall and base units with worktops over and tiled splash backs; space for cooker; space for free-standing fridge freezer; stainless steel sink with half bowl draining board and mixer tap; understairs storage with uPVC obscured DG window; uPVC DG window to rear and uPVC door with obscured DG panel providing access to rear garden



First Floor Landing

8' 0" x 4' 4" (2.44m x 1.32m)

Carpeted; uPVC obscured DG window to side; access to all bedrooms and Shower Room

Bedroom 1

12' 11" x 10' 0" MAX (3.93m x 3.05m)

Carpeted; radiator; uPVC DG window to front

Bedroom 2

9' 4" x 9' 7" MAX (2.84m x 2.92m)

Carpeted; radiator; feature fireplace; uPVC Dg Window to rear; cupboard housing Ideal Logic Combi 30 Combi boiler

Bedroom 3

9' 11" x 6' 6" (3.02m x 1.98m)

Carpeted; radiator; uPVC DG window

Shower Room

4' 3" x 6' 10" (1.29m x 2.08m)

Vinyl flooring; fully tiled walls; pedestal wash hand basin with separate hot and cold taps; WC; electric shower; ladder style radiator; uPVC obscured DG window to rear



Rear Garden

Accessed from timber gate to side or property or from the Kitchen/Diner. Enclosed on all side with timber fencing. Concrete patio area, remainder of the garden is laid to lawn.





Floor 0



Floor 1

Approximate total area: 707.19 ft² / 65.7 m²
 Reduced headroom: 3.98 ft² / 0.37 m²
 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.

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.

CARDIFF & THE VALE

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