

02920 204 555

Homes House, Suite 9 & 10

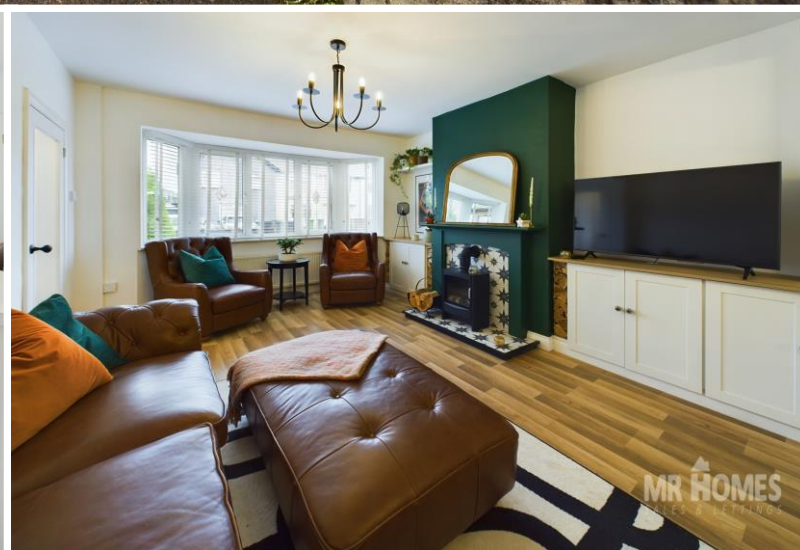
253 Cowbridge Road West

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Pengwern Road
Ely, Cardiff
CF5 4BQ

Guide Price £195,000 to £205,000
Freehold

Pengwern Road, Ely, Cardiff, CF5 4BQ

- EXTENDED TWO BEDROOM SEMI DETACHED
- IMMACULATELY PRESENTED
- NEW KITCHEN
- INTERGRATED APPLIANCES
- DOWNSTAIRS SHOWER ROOM & W.C.
- COMBINATION BOILER
- SOUTH FACING GARDEN
- UPVC DOUBLE GLAZING
- DRIVEWAY
- FREEHOLD



NO CHAIN - IMMACULATELY PRESENTED AND EXTENDED TWO BED SEMI-DETACHED FAMILY HOME

MR Homes are DELIGHTED to Offer **FOR SALE** this Two Bedroom Extended Family Home comprising in brief; Porch Entrance, Hallway, Large Lounge, Spacious **EXTENDED** Kitchen Which has Been Refurbished, Downstairs Shower Room and W.C. Staircase to 1st Floor Landing, 2 Double Bedrooms (both with Fitted Wardrobes), & a Recently Refurbished Bathroom. The Attractive Front Garden is Low-Maintenance & Enclosed as is the Rear Garden. Driveway for Off Road Parking Access to Rear via Side. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating - D - Council Tax Band - B

Early Viewing Highly Recommended
PLEASE CALL- 02920 204 555 Option 2 To Arrange an Appointment

*****FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST*****

To make an offer please visit: Make an Offer
(mr-homes.co.uk) or call the Branch on 02920 204 555 Option 2



Outside Front

Approached via tarmac path through metal gate; gravelled area to side of path; driveway

Entry Porch

2' 11" x 2' 8" (0.89m x 0.81m)

Accessed via uPVC front door with obscured leaded and patterned DG panel; laminate wood flooring; 2 x uPVC obscured DG windows to side

Hallway

4' 6" x 3' 5" (1.37m x 1.04m)

Accessed via timber door with fully glazed panel; laminate wooden flooring; radiator; staircase rising to first floor; access to Living Room via timber door with fully glazed panel

Living Room/Diner

21' 2" INTO BAY x 12' 7" (6.45m x 3.83m)

Laminate wooden flooring; 2 x modern radiators; multiple bespoke storage cabinets with multiple plug sockets (one containing RCD Consumer Unit and electricity meter); tiled fireplace surround and hearth; storage cupboard extending under staircase; bay window with uPVC DG windows

Kitchen

12' 0" x 10' 8" (3.65m x 3.25m)

Laminate wood flooring; matching wall and base units with matching worktops and brick-style tiled Splashbacks; separate island with matching worktops and storage cupboards underneath; integrated Beko 4-ring electric hob with extractor hood over; integrated Cooke & Lewis microwave; integrated Beko electric fan-assisted oven; integrated Beko fridge and freezer; integrated dishwasher; integrated Candy Smart washing machine; porcelain Belfast-style sink with brass-effect mixer tap; radiator; wood panelling with integrated storage; 2 x uPVC DG windows, one to side, one to rear; access to Rear Hallway

Downstairs Shower/WC

5' 9" PLUS SHOWER x 3' 6" MAX (1.75m x 1.07m)

Laminate wood flooring; panelled walls; radiator; electric shower; sink; WC

Rear Hallway

5' 6" x 3' 7" (1.68m x 1.09m)

Laminate wood flooring; access to downstairs shower and WC; access to rear garden via uPVC door with obscured DG panel and integrated cat flap

First Floor Landing

3' 7" x 3' 0" (1.09m x 0.91m)

Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

Bedroom 1

9' 3" x 13' 6" PLUS 'DROBES (2.82m x 4.11m)

Carpeted; modern radiator; built-in wardrobe over staircase; uPVC DG window to front

Bedroom 2

9' 11" x 9' 9" (3.02m x 2.97m)

Carpeted; modern radiator; cupboard housing gas central heating boiler: Ideal Logic Combi c30; uPVC DG window to rear

Family Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

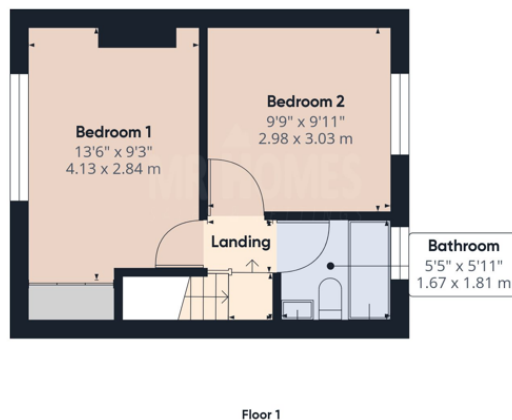
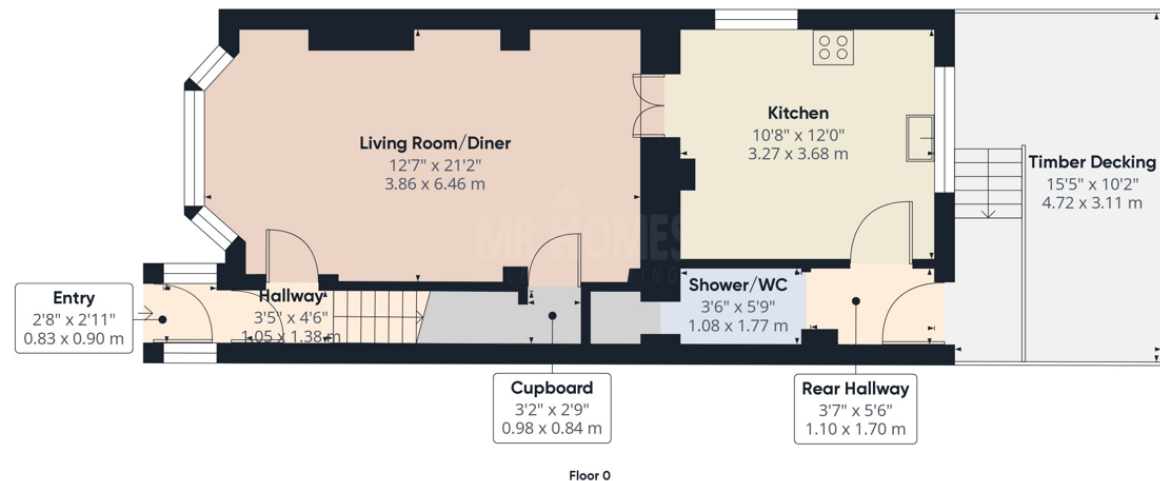
Laminate wooden flooring; newly fitted wet wall panelling to walls; vanity unit housing sink with mixer tap and WC; bath with shower over and shower screen; uPVC obscured DG window to rear; Xpelair extractor fan

Rear Garden

Timber decking with steps down from back door; crazy paving slope down to garden, mainly laid to lawn; metal washing line pole; crazy paving slope up to concrete base for storage 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.



Approximate total area: 755.08 ft² / 70.15 m²
 Timber Decked Area: 156.72 ft² / 14.56 m²

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.

CARDIFF & THE VALE

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