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**MR HOMES**  
SALES & LETTINGS



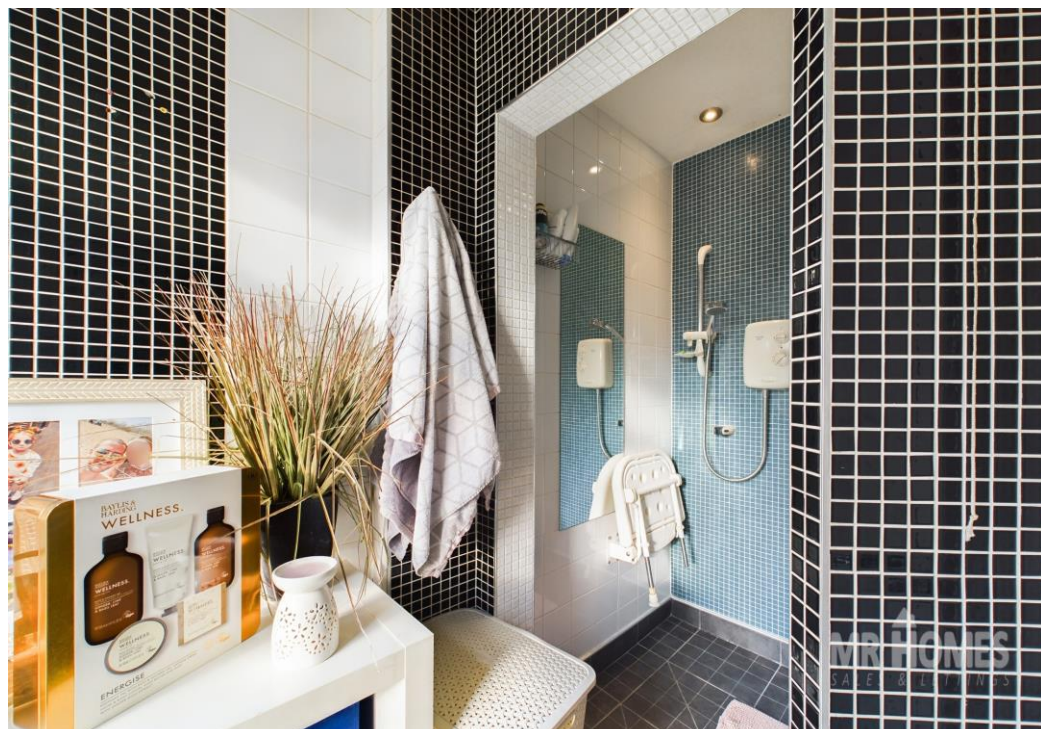
Penmark Green  
Ely, Cardiff  
CF5 4QL

Guide Price £220,000 to £230,000  
Freehold



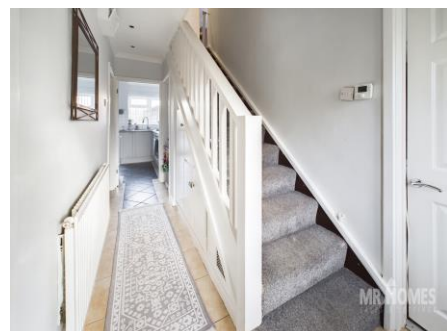
# Penmark Green, Ely, Cardiff, CF5 4QL

- MID-TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WET ROOM
- RE-FITTED MODERN KITCHEN
- LARGE FAMILY BATHROOM SUITE
- FULL WIDTH DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD



3-BED MID-TERRACE SPACIOUS FAMILY HOME - QUIET CUL-DE-SAC  
- 3 x DOUBLE BEDROOMS - SPACIOUS LIVING ROOM - SECOND  
RECEPTION ROOM - KITCHEN - UTILITY ROOM - DOWNSTAIRS WET  
ROOM - FAMILY BATHROOM SUITE - LARGE CONCRETE DRIVEWAY -  
LARGE & ENCLOSED REAR GARDEN - GAS CENTRAL HEATING - uPVC  
DOUBLE GLAZING – FREEHOLD

**MR HOMES** are very pleased to **Offer FOR SALE** this 3-Bedroom Family Home, situated in the sought-after location of Penmark Green, a quiet cul-de-sac with, as the name suggests, a pleasant green space right on your doorstep. In brief, the property comprises: Entrance Hallway; Downstairs Wet Room; Living Room; Second Reception Room; Kitchen; Utility Room; Staircase to First Floor Landing; Bedrooms 1, 2 & 3; Family Bathroom Suite. Large Driveway to front. The rear of the property provides a large, enclosed garden. uPVC Double Glazing & Gas Central Heating Powered by a Worcester 2000 Combi Boiler.



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax:** C

**Mains Electricity & Gas. Mains Water & Sewerage Connected to Mains Drains. Broadband & Mobile Signal Coverage.**

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

**WWW.MR-HOMES.CO.UK**





## Outside Front

Concrete driveway

## Entrance Hallway

13' 2" x 5' 4" MAX (4.01m x 1.62m)

Tiled flooring; radiator; under stairs cupboards; RCD Consumer Unit; access to Downstairs Wet Room, Reception Room, Living Room, Utility Room and Kitchen.

## Downstairs Wet Room

7' 7" x 4' 11" (2.31m x 1.50m)

Tiled flooring; fully tiled walls; electric Triton T80si shower; WC; sink with separate taps; uPVC obscured DG window to front

## Reception Room

9' 6" x 12' 8" (2.89m x 3.86m)

Carpeted; radiator; uPVC DG window to front

## Utility Room

5' 5" x 4' 11" (1.65m x 1.50m)

Tiled flooring; radiator; plumbing and space for washing machine; space for tumble dryer; worktop

## Kitchen

8' 0" x 10' 0" (2.44m x 3.05m)

Tiled flooring; matching wall and base units with worktops over and tiled splash backs; Lamona composite sink with half bowl, draining board and hose type mixer tap; integrated 4-ring gas hob with extractor hood over; integrated Lamona electric fan-assisted oven; integrated Lamona fridge-freezer; uPVC DG window to rear; uPVC door with obscured DG panels provide access to Rear Garden

## Living Room

11' 7" x 13' 4" (3.53m x 4.06m)

Carpeted; radiator; uPVC DG French Doors provide access to rear garden

## First Floor Landing

2' 10" x 9' 6" (0.86m x 2.89m)

Carpeted; access to all Bedrooms and family Bathroom

## Bedroom 1

11' 0" x 12' 11" PLUS STORAGE (3.35m x 3.93m)

Carpeted; radiator; over stairs storage cupboard; storage cupboard containing gas central heating combi boiler: Worcester 2000; uPVC DG window to front

## Bedroom 2

10' 4" MAX x 13' 3" MAX (3.15m x 4.04m)

Carpeted; radiator; uPVC DG window to rear

## Bedroom 3

9' 0" MIN x 7' 9" MAX (2.74m x 2.36m)

Carpeted; radiator; access to staircase to loft space

## Family Bathroom

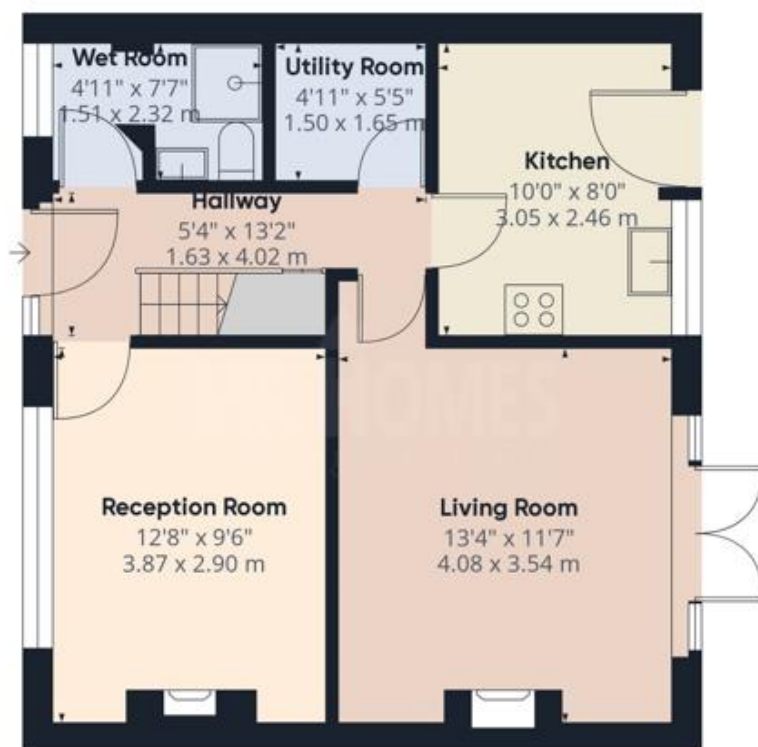
5' 10" x 10' 3" (1.78m x 3.12m)

Tiled flooring; fully tiled walls; bath with separate hot and cold water taps; corner shower cubicle with MIRA Sprint electric shower; pedestal wash hand basin with separate hot and cold water taps; WC; chrome style ladder radiator; 2 x uPVC DG windows to rear

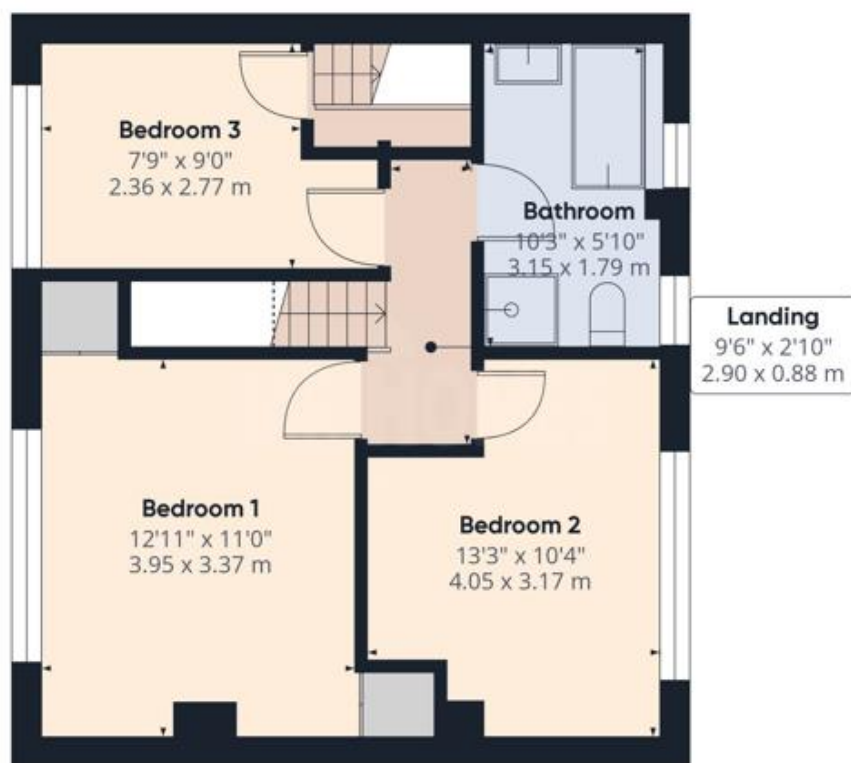
## Rear Garden

Patio area laid to paving tiles; area laid to lawn; area to rear laid to concrete with Timber Summer House and Plastic Storage Shed





Floor 0



Floor 1

Approximate total area: 962.40 ft<sup>2</sup> / 89.41 m<sup>2</sup>

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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