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Homes House, Suite 9 & 10

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Pengwern Road  
Ely, Cardiff  
CF5 4BR

Guide Price £165,000 to £170,000  
Freehold



# Pengwern Road, Ely, Cardiff, CF5 4BR

- NO CHAIN
- ATTENTION FIRST TIME BUYERS
- ATTENTION LANDLORDS/INVESTORS
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- MODERN BATHROOM
- SOUTH-EAST FACING REAR GARDEN
- GAS CENTRAL HEATING COMBI BOILER
- NEW uPVC DOUBLE GLAZING
- FREEHOLD



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NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - 2-BEDROOM MID-TERRACE - MODERN KITCHEN & BATHROOM - LARGE REAR GARDEN – NEWLY INSTALLED uPVC DOUBLE GLAZED WINDOWS - FREEHOLD

**MR HOMES** are delighted to be representing our clients in bringing to the market **FOR SALE** this 2 Double Bedroom Terraced Property, comprising in brief: Entrance Hallway, Spacious Lounge with Bay Window, Kitchen, First Floor Landing, Bedrooms 1 & 2 and Family Bathroom. Front & Rear Gardens, rear garden is South-East facing. NEW uPVC Double Glazed Windows (installed June 2024). Gas Central Heating powered by Pro Exclusive 24 Combi Boiler.

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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### Outside Front

Area laid to lawn and soil with pedestrian walkway to side laid to concrete accessed from pavement via metal gate

### Entrance Hallway

4' 7" x 3' 6" (1.40m x 1.07m)

Accessed via solid timber door with obscured single glazed panels with Georgian wire and spy hole; laminate wood flooring; radiator; Honeywell Home thermostat controller; access to Living Room; stairs rising to First Floor

### Living Room

14' 8" INTO BAY x 12' 4" (4.47m x 3.76m)

Laminate wood flooring; radiator; cupboard housing electricity meter and RCD Consumer Unit; bay window to front with newly installed uPVC DG windows



### Kitchen

5' 11" x 15' 8" (1.80m x 4.77m)

Vinyl flooring; radiator; matching wall and base cupboards with worktops over and tiled splash backs; cupboard housing gas meter; integrated Beko 4-ring electric hob with extractor hood over; integrated Beko electric fan-assisted oven; stainless steel sink with draining board and stainless steel mixer tap; space and plumbing for washing machine; space for free-standing fridge/freezer; under stairs storage area; 2 x new uPVC DG windows to rear; new composite door with obscured DG panels provides access to Rear Garden



### First Floor Landing

3' 8" x 5' 8" MAX (1.12m x 1.73m)

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

### Bedroom 1

9' 2" MAX x 15' 7" MAX (2.79m x 4.75m)

Carpeted; radiator; new uPVC DG window to front

### Bedroom 2

9' 11" x 9' 6" (3.02m x 2.89m)

Carpeted; radiator; cupboard containing gas central heating Combi boiler: Pro Exclusive 24; new uPVC DG window to rear

### Family Bathroom

6' 1" x 5' 9" (1.85m x 1.75m)

LVT flooring; partly tiled walls; matching white bathroom suite comprising pedestal Wash hand basin with separate hot and cold water taps; WC; panelled bath with stainless steel mixer tap and mains powered shower over; shower curtain rail; Xpelair extractor fan; new uPVC obscured DG window to rear



### Rear Garden

Step down from rear door to patio area laid with paving slabs; step down to concrete path leading to rear of garden with large patches of earth/soil to either side





Floor 0



Floor 1

Approximate total area: 582.01 ft<sup>2</sup> / 54.07 m<sup>2</sup>

Reduced headroom: 4.59 ft<sup>2</sup> / 0.43 m<sup>2</sup>

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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