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MR HOMES
SALES & LETTINGS



Wilson Place,
Ely, Cardiff
CF5 4LN

Guide Price £230,000 to £240,000
Freehold

Wilson Place, Ely, Cardiff. CF5 4LN.

- NO CHAIN
- MOVE STRAIGHT IN
- 3-BED SEMI-DETACHED FAMILY HOME
- LIVING ROOM with BAY WINDOW
- RE-FITTED & MODERN KITCHEN/DINER
- INTEGRATED APPLIANCES
- UTILITY/LAUNDRY ROOM & DOWNSTAIRS W.C
- RE-FITTED & MODERN FAMILY BATHROOM SUITE
- PRIVATE DOUBLE DRIVEWAY



NO CHAIN
MOVE STRAIGHT IN - PRICED TO SELL QUICKLY
3-BED SEMI-DETACHED FAMILY HOME

MODERN RE-FITTED KITCHEN/DINER with INTEGRATED APPLIANCES
UTILITY/LAUNDRY ROOM - CLOAKROOM/DOWNSTAIRS W.C MODERN
RE-FITTED FAMILY BATHROOM SUITE - PRIVATE DOUBLE-DRIVEWAY -
LOCKABLE SIDE GATE ACCESS INTO THE LARGE & ENCLOSED REAR
GARDEN
uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER
FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Living Room with Bay Window, Kitchen/Diner, Utility/Laundry Room, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Landing, Hatch to Insulated Attic, Bedroom 1 with Fitted Wardrobe, Bedroom 2 with Fitted Wardrobe, Bedroom 3 & a Re-Fitted & Modern Family Bathroom Suite. Low-Maintenance Front, Lockable Side Gate into Large Rear Garden and a Private Double Driveway. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic 30kw Combi-Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/wilsonplace2ap>

EPC Rating = E.

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



Porch Entrance - 3' 3" x 1' 8" (0.99m x 0.51m)

Enter via uPVC Half-Glazed & Obscured D/g Door, Walls tiled up to half-height, Obscured D/g Door to Hallway.

Hallway - 7' 0" x 3' 5" (2.13m x 1.04m)

Fitted Carpet, Double Panel Radiator.

Living Room with Bay Window - 14' 8" into Bay x 13' 11" (4.47m x 4.24m)

Fitted Carpet, uPVC D/g Window to Front, Wall mounted Electric Feature Fireplace to Chimney Breast. NB: Base Cupboard housing Electricity RCD Consumer Unit.

Kitchen/Diner - Re-Fitted & Modern with Integrated Appliances

18' 6" x 10' 3" max (5.63m x 3.12m)

Ceramic Tile Flooring, Matching Wall & Base Units with Work Surfaces Over & Matching Upstands, Composite Sink & Drainer with Mixer Tap, 5x Ring Beko Gas Hob, Stainless Steel Splashback with Extractor Hood Over, Fan Assisted Bosch Electric Oven, Integrated Fridge-Freezer & Dishwasher, Modern Vertical Bar Radiator, Inset Spotlights to Ceiling, uPVC Obscured D/g Window to Side, uPVC D/g Patio Doors to Rear Garden.

Utility/ Laundry Room - 4' 7" x 3' 0" (1.40m x 0.91m)

Ceramic Tile Flooring (cont'd from Kitchen/Diner, Plumbed for Washing Machine with Worktop & Tumble/Dryer Over, Doorway to Cloakroom/Downstairs W.c.

Cloakroom/ Downstairs W.c - 4' 9" x 2' 8" (1.45m x 0.81m)

Ceramic Tile Flooring, Close-Coupled W.c, Pedestal Hand Wash Basin, uPVC Obscured D/g Window to Side.

1st Floor Landing - 8' 0" x 2' 10" min width (2.44m x 0.86m)

Fitted Carpet, Doors to; Bedroom 1. Bedroom 2, Bedroom 3, Family Bathroom & Hatch to Insulated Attic.

Bedroom 1 - 11' 4" x 10' 4" (3.45m x 3.15m)

Fitted carpet, uPVC D/g Window to Rear, Double Panel Radiator, Fitted Wardrobe, Airing Cupboard housing Ideal Logic 30kw Combi-Boiler.

Bedroom 2 - 10' 11" x 10' 3" (3.32m x 3.12m)

Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Fitted Wardrobe.

Bedroom 3 - 8' 2" x 7' 5" (2.49m x 2.26m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

Family Bathroom Suite - Re-Fitted - 5' 11" x 5' 5" (1.80m x 1.65m)

Ceramic Tile Floor & Walls, Panel Bath with Chrome Mixer Tap, Chrome Mixer Shower Over, Dual Rainfall & Handheld Showerheads, Glass Shower Screen, Hand Wash Basin with Chrome Mixer Tap Set in Vanity Unit, Close-Coupled W.c, uPVC Obscured D/g Window to Rear, Chrome Ladder/Towel Radiator.

Outside Front - Low-Maintenance

Shallow Steps & Pathway to Porch, Lockable Side Gate Access into the Side & Rear Garden.

Private Double Driveway to Front

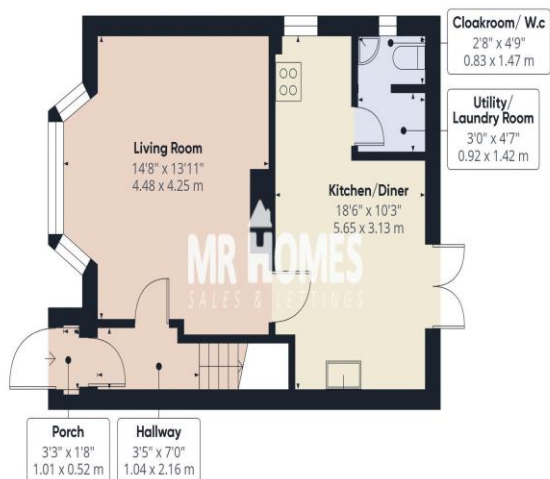
Further Off-Road Parking Spaces Available on the Circular Green.

Rear Garden - Enclosed

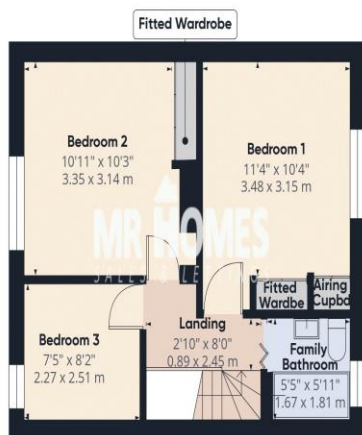
Patio to laid Lawn with Concrete Pathways lead up to a Raised Area with Stone Chippings. Outside Light & Tap. Enclosed by Feather Edge Fencing & Block Walls.



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.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

811.26 ft²
75.37 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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CARDIFF & THE VALE

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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer