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MR HOMES
SALES & LETTINGS



Plymouthwood Crescent,
Ely, Cardiff
CF5 4DN

Guide Price £230,000 to £235,000
Freehold

Plymouthwood Crescent, Ely, Cardiff. CF5 4DN.

- NO CHAIN - FULLY RENOVATED (2025) 3-BED SEMI-DETACHED FAMILY HOME with DOUBLE DETACHED GARAGE
- SUBSTANTIAL CORNER PLOT - GOOD SIZE FRONT/SIDE & REAR GARDENS
- UNIQUE ELEVATED CEILING with SOLAR POWERED SMART VELUX WINDOW with RAIN SENSOR & 10 YEAR WARRANTY
- SMART HIVE THERMOSTAT - BRAND NEW CENTRAL HEATING SYSTEM (RADIATORS & PIPEWORK)
- FULL ELECTRICAL RE-WIRE
- FAR STRETCHING VIEWS ACROSS THE CITY
- BRAND NEW HOWENDS FITTED KITCHEN
- BRAND NEW QUALITY BATHROOM SUITE
- PRIVATE 'GATED' DRIVEWAY FOR MULTIPLE VEHICLES
- FREEHOLD



NO CHAIN

A FULLY RENOVATED (2025) 3-BED SEMI-DETACHED FAMILY HOME SET ON A SUBSTANTIAL SIZE CORNER PLOT
 UNIQUE VAULTED CEILING with SOLAR POWERED SMART VELUX D/G WINDOW with RAIN SENSOR
 DETACHED DOUBLE GARAGE with PITCHED ROOF - FULLY ENCLOSED FRONT/SIDE & REAR GARDENS - YOU CAN MOVE STRAIGHT INTO THIS MODERNISED FAMILY HOME, JUST PICK YOUR FURNITURE - FULL ELECTRICAL REWIRE - BRAND NEW RADIATORS & PIPEWORK - SERVICED COMBI-BOILER - HIVE SMART THERMOSTAT - QUALITY THICK PILE CARPETS - BRAND NEW HOWDENS FITTED KITCHEN - INTEGRATED LAMONA APPLIANCES - BRAND NEW QUALITY BATHROOM SUITE
 TENURE: FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** with **NO ONGOING CHAIN** this Immaculate & Modern 3-Bedroom Semi-Detached Family Home, comprising in brief; Enter via Brand New uPVC Door with Glass Canopy, Spacious Living Room, Brand New Howdens Fitted Kitchen with Integrated Lamona Appliances, Pantry, Staircase to the 1st Floor Landing with Unique Vaulted Ceiling & Smart Velux Window with Rain Sensor, Bedroom 1 with Combi-Boiler Cupboard, Enlarged Hatch to the Insulated & Partially Boarded Attic via Attached Fold Down Wooden Ladders, Bedroom 2, Bedroom 3 & a Brand New Fitted Bathroom Suite. The Outside Front/Side & Rear Gardens are Fully Enclosed with Feather Edge Fencing & Block Walls, Double Gates for Private Parking for Multiple Vehicles, A Double Detached Garage with a Pitched Roof, Workshop & Storeroom. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic 30kw Combi-Boiler.



360 VR Tour Link > <https://tour.giraffe360.com/plymouthwoodcrescent41ap/>

EPC Rating = C.

Council Tax Band = B.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Living Room - 16' 9" x 12' 7" (5.10m x 3.83m) Enter via Brand New uPVC D/g Door, Brand New Laminate Flooring, 2x uPVC D/g Windows to Front, Brand New Double Panel Radiator & Pipework, Inset LED Spotlights to Ceiling, Plastered Walls & Ceiling, Interlinked Mains Operated Smoke Alarm with Battery Backup, Base Cupboard Housing Electricity Smart Meter & Brand-New RCD Consumer Unit. Staircase to 1st Floor Landing, Howdens Lennox Hardwood Black Clear Glazed Door to Kitchen/Breakfast Room.

Howdens Brand New Howdens Fitted Kitchen/Breakfast Room

13' 6" x 9' 3" (4.11m x 2.82m) Clerkenwell High Gloss Finish, Brand New Laminate Flooring cont'd from Living Room, Matching Wall & Base Units with Work Surfaces Over & Matching Splashbacks, Soft-Closing Doors & Drawers, LED Underlighting, Composite Black Sink & Drainer with Matching Mixer Tap Over, Integrated Lamona 50/50 Fridge-Freezer, Lamona Electric Fan Assisted Oven, 4x Ring Lamona Ceramic Hob, Lamona Extractor Hood Over, Integrated Lamona Dishwasher, Plumbed for Washing Machine, Brand New Double Panel Radiator & Pipework, Interlinked Heat Sensor, Inset LED Spotlights to Ceiling, Plastered Walls & Ceiling, uPVC D/g Window to Rear, uPVC D/g French Patio Doors to Rear Garden, Opening to Pantry. NB: Wall Mounted HIVE Smart Thermostat.

Pantry - 5' 7" x 2' 8" (1.70m x 0.81m) Brand New Laminate Flooring cont'd from Kitchen/Breakfast Room, Fixed Shelving, uPVC Obscured D/g Window to Side, Plastered Walls & Ceiling, LED Striplighting.

Staircase to 1st Floor Landing - Vaulted Ceiling & Solar Powered Smart Velux D/g Window with Rain Sensor. - 7' 9" x 4' 3" (2.36m x 1.29m) Remote Activated Smart Velux D/g Window to Vaulted Ceiling, Brand New Fitted Carpet, uPVC D/g Window to Side with Views, Interlinked Mains Operated Smoke Alarm with Battery Backup, LED Mood Strip Lights to Ceiling Beam, Plastered Walls & Ceiling, Brand New Doors to; Bedrooms 1, 2, 3 & the Family Bathroom.

Bedroom 1 - 12' 6" x 7' 9" Minimum to Front of Boiler Cupboard (3.81m x 2.36m) Brand New Fitted Carpet, uPVC D/g Window to Front with Far Stretching Views Over the City, Brand New Single Panel Radiator & Pipework, Plastered Walls & Ceiling, Doors to Boiler Cupboard. housing an IDEAL LOGIC 30kw Combi-Boiler. NB: Enlarged Hatch to Attic via attached Fold Down Wooden Ladders.

Bedroom 2 - 9' 5" x 9' 3" (2.87m x 2.82m) Brand New Fitted Carpet, uPVC D/g Window to Rear, Brand New Single Panel Radiator, Plastered Walls & Ceiling.

Bedroom 3 - 9' 8" x 6' 6" (2.94m x 1.98m)

Brand New Fitted Carpet, uPVC D/g Window to Front with Far Stretching Views Over the City, Brand New Single Panel Radiator, Plastered Walls & Ceiling.

Brand New Family Bathroom Suite - 6' 11" x 4' 2" (2.11m x 1.27m)

Brand New Vinyl Flooring, Panel Bath with Chrome Mixer Tap & Mixer Shower Over, with Dual Rainfall & Handheld Shower Heads, Wall mounted Electric Extractor Fan with Sensor, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap Vanity Cupboard Above with Mirrored Doors, Close-Coupled W.c with Push Button Flush, Filly Tiled Walls with Featured Tiled Wall, Plastered Ceiling, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear.

Detached Double Garage with Pitched Roof / Workshops & Storerooms

20' 8" x 15' 5" (6.29m x 4.70m)

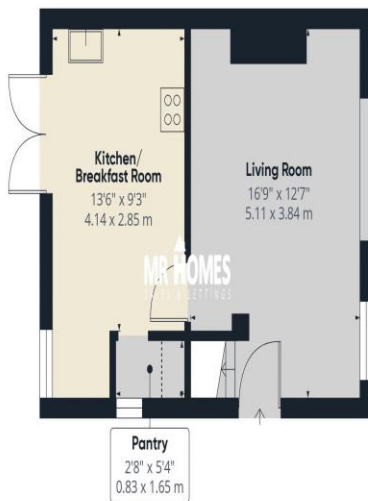
Front Garden - Laid to Lawn - Enclosed by Feather Edge Fencing

Side Corner Plot Garden - Enclosed by Feather Edge Fencing & Block Walls

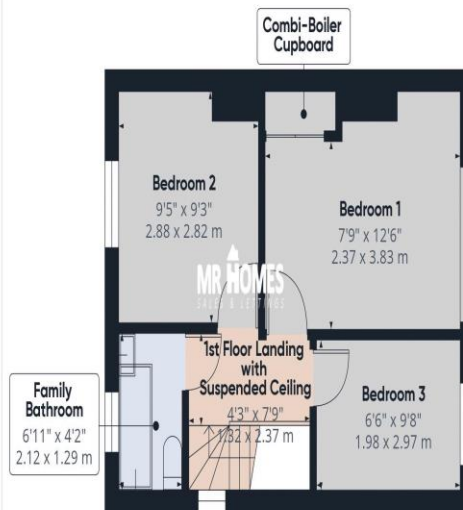
Rear Garden - Enclosed with Feather Edge Fencing & Brick Walls



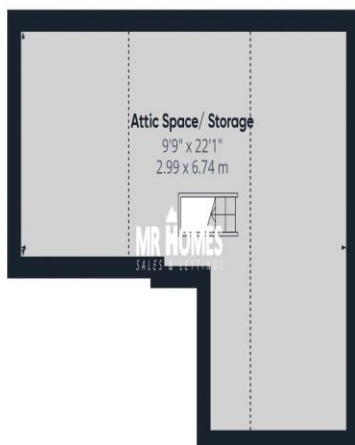
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



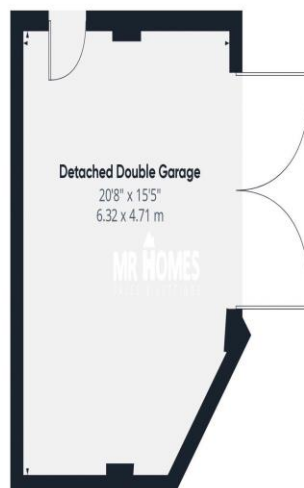
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1292.34 ft²

120.06 m²

Reduced headroom

182.06 ft²

16.91 m²

(1) Excluding balconies and terraces

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.

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CARDIFF & THE VALE

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