



Wilson Road, Ely, Cardiff. CF5 4JP

- Guide Price: £199,950 to £209,950
- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- IDEAL FOR 1st TIME BUYERS
- PUT YOUR OWN STAMP ON THIS PROPERTY
- GROUND FLOOR WET/SHOWER ROOM
- 1st FLOOR WET/SHOWER ROOM
- ENCLOSED FRONT GARDEN
- PRIVATE 'GATED' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- ELECTRIC CAR CHARGING POINT



PROPERTY DESCRIPTION

**** NO CHAIN **** Guide Price: £199,950 to £209,950 ****** Ideal for first-time buyers, this spacious 3-bedroom semi-detached family home in Ely offers a fantastic opportunity to put your own stamp on the property. Boasting two convenient wet/shower rooms on both the ground and first floors, this home ensures practicality for modern living. Set on a freehold tenure, the property features a private gated driveway providing secure off-road parking, electric car charging point, alongside an enclosed front garden enhancing its kerb appeal. With uPVC double-glazed windows and gas central heating powered by a Vaillant combi-boiler, the home combines comfort with energy efficiency. Offered with no chain, this attractive property is perfectly placed for families or those seeking a welcoming, manageable home in Ely. FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway - Extension

12' 10" x 5' 1" (3.91m x 1.55m)

Hallway (Cont'd)

8' 8" x 5' 1" (2.64m x 1.55m)

Living Room

16' 10" x 12' 8" (5.13m x 3.86m)

Kitchen

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

Wet/ Shower Room & W.c

9' 10" x 2' 9" (3.00m x 0.84m)

Ground Floor

1st Floor Landing

7' 10" x 4' 4" (2.39m x 1.32m)

Hatch to Loft

Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom 2

9' 5" x 9' 5" (2.87m x 2.87m)

Bedroom 3

9' 7" x 6' 5" (2.92m x 1.96m)

Wet/ Shower Room & W.c

6' 10" x 4' 2" (2.08m x 1.27m)

First Floor

Front Garden - Enclosed

Private 'Gated' Driveway

Large & Enclosed Rear Garden - WEST FACING



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. Gated. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Conservation Area - No -

Flood Risk - River : Very low - Seas : Very low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 12 Mbps

Superfast - 251 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin -



FLOORPLAN

