

FOR SALE

Guide Price £165,000 to £175,000 Freehold



mr  
homes

# Pendine Road, Ely, Cardiff. CF5 4BN

- GUIDE PRICE £165,000 to £175,000
- NO CHAIN
- VERY WELL PRESENTED 2-BED FAMILY HOME (END-OF-LINK)
- MODERN FITTED KITCHEN with REAL WOOD WORKTOPS
- SPACIOUS LIVING ROOM
- SUNROOM/CONSERVATORY
- ENCLOSED FRONT GARDEN
- SOUTH-EAST FACING REAR/SIDE GARDEN - ENCLOSED with SIDE ACCESS
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMB-BOILER
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



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## PROPERTY DESCRIPTION

Guide Price £165,000 to £175,000 - NO CHAIN - Immaculately presented 2-bedroom end-of-link family home offering spacious living with a bright living room and a versatile sunroom/conservatory. The modern fitted kitchen features real wood worktops, complemented by uPVC double-glazed windows and gas central heating with a combi boiler, ensuring comfort and efficiency. Two double bedrooms and a shower room to the 1st floor. Enjoy outdoor living in the enclosed south-east facing rear and side garden with convenient side access, plus an enclosed front garden and private driveway for off-road parking. Situated close to schools, shops, and amenities, this freehold property benefits from excellent transport links, making it ideal for families and commuters alike. Offered with no chain and a guide price of £165,000 to £175,000, this charming home combines practicality and style in a sought-after location. FREE MORTGAGE ADVICE AVAILABLE - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

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### **Entrance Hallway Opens to Living Room**

#### **Living Room**

15' 9" x 13' 10" (4.80m x 4.22m)

#### **Kitchen with Real Wood Worktops**

15' 6" x 6' 1" (4.72m x 1.85m)

#### **Sunroom/Conservatory**

9' 10" x 8' 0" (3.00m x 2.44m)

#### **1st Floor Landing**

3' 7" x 3' 0" (1.09m x 0.91m)

Enlarged Hatch with Attached Fold Down Wooden Ladders. The Attic is Insulated & Half-Boarded, There is a Light and 2x Double PowerPoints.

### **Bedroom 1 with Large Fitted Wardrobe**

12' 8" x 10' 0" (3.86m x 3.05m)

### **Bedroom 2**

9' 11" x 9' 8" (3.02m x 2.95m)

Fitted Cupboard housing a BAXI 600 Combi-Boiler.

### **Shower Room**

6' 0" x 5' 10" (1.83m x 1.78m)

### **Front Garden - Enclosed and Low-Maintenance**

Lockable Side Door accesses the Rear Garden

### **Private Driveway**

### **SOUTH-EAST FACING Rear Garden - Enclosed**



## MATERIAL INFORMATION

**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:** Cable.

**Accessibility Types:** Level access.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**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 - 8 Mbps

Superfast - 80 Mbps

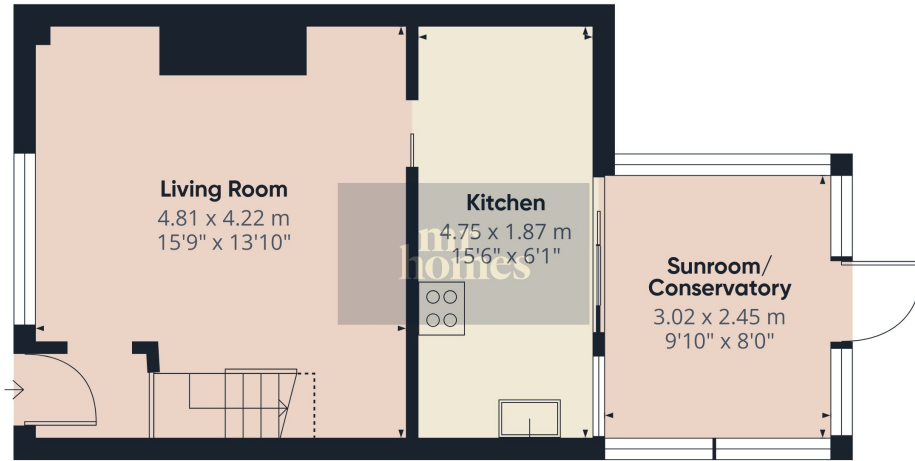
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

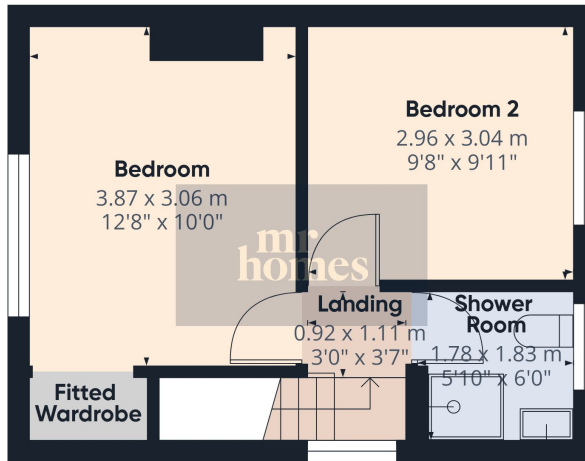
BT - Sky - Virgin



# FLOORPLAN



Ground Floor



1st Floor



**Approximate total area<sup>m</sup>**

62.3 m<sup>2</sup>  
671 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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