

FOR SALE

Guide Price £179,950 to £189,950 Freehold



Pendine Road, Ely, Cardiff. CF5 4BP

- NO CHAIN - MOVE STRAIGHT IN
- 2x DOUBLE BEDROOM EXTENDED FAMILY HOME
- VERY WELL PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINER
- INTEGRATED APPLIANCES
- LIVING ROOM with BAY WINDOW
- ENCLOSED REAR GARDEN
- STORAGE/ OUTBUILDING
- OFF-ROAD PARKING - BRICK-PAVED
- TENURE: FREEHOLD



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PROPERTY DESCRIPTION

NO CHAIN *** Guide Price: £179,950 to £189,950 *** A VERY WELL PRESENTED 2x DOUBLE BED EXTENDED FAMILY HOME - YOU CAN MOVE STRAIGHT IN - SPACIOUS LIVING ROOM - OPEN-PLAN KITCHEN/DINER - INTEGRATED APPLIANCES - GAS HOB - MODERN FAMILY BATHROOM SUITE - 2x DOUBLE BEDROOMS - (WALK-IN-WARDROBE TO BED 1) - INSULATED & PARTIALLY BOARDED LOFT with LOFT LIGHT - ENCLOSED REAR GARDEN with NATURAL STONE PATIO - STORAGE/OUTBUILDING - OFF-ROAD PARKING TO FRONT (BRICK-PAVED). BENEFITS INCLUDE: uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING Powered by a MAIN Eco Compact Combi-Boiler. TENURE: FREEHOLD.

EARLY VIEWING HIGHLY RECOMMENDED

EPC RATING = D. COUNCIL TAX BAND = B.

FREE MORTGAGE ADVICE AVAILABLE VIA INFIMO FINANCIAL SERVICES

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ROOM DESCRIPTIONS

Entrance Hallway

3' 6" x 4' 5" (1.07m x 1.35m)

Living Room

12' 2" x 14' 7" into Bay

Window (3.71m x 4.45m)

Kitchen/Diner

13' 3" x 15' 7" (4.04m x 4.75m)

Modern & Fitted Kitchen with Integrated Appliances to include; Fridge-Freezer, Microwave, Oven & Hob. - Door to Understair Storage Cupboard, - uPVC D/g Double French Patio Doors to Rear Garden, - 2x Velux D/g Sky Lights Giving Plenty of Natural Light.

1st Floor Landing

2' 11" x 3' 6" (0.89m x 1.07m)

Hatch to Insulated & Partially Boarded Loft - Loft Light.

Bedroom 1

9' 3" x 12' 3" (2.82m x 3.73m)

Walk-In-Wardrobe

2' 9" x 5' 6" (0.84m x 1.68m)

Bedroom 2

9' 5" x 9' 10" (2.87m x 3.00m)

Airing Cupboard housing a MAIN Eco Compact Combi-Boiler.

Family Bathroom

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

Off-Road Parking To Front - Brick-Paved

Rear Garden - Enclosed

Storage/Outbuilding

7' 8" x 16' 0" (2.34m x 4.88m)



MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: Driveway. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: None.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access.

EPC Rating: D (61)
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
Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic 7 Mbps

Superfast 81 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability

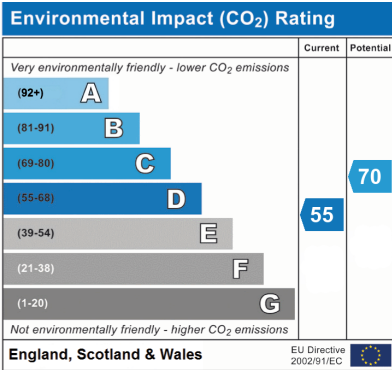
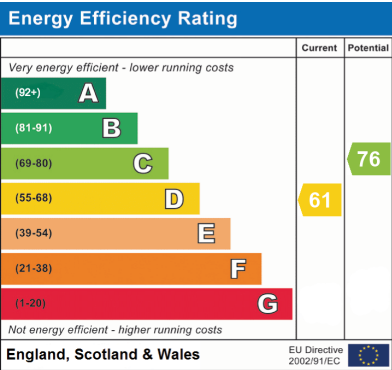
BT

Sky

Virgin



FLOORPLAN & EPC



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