

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



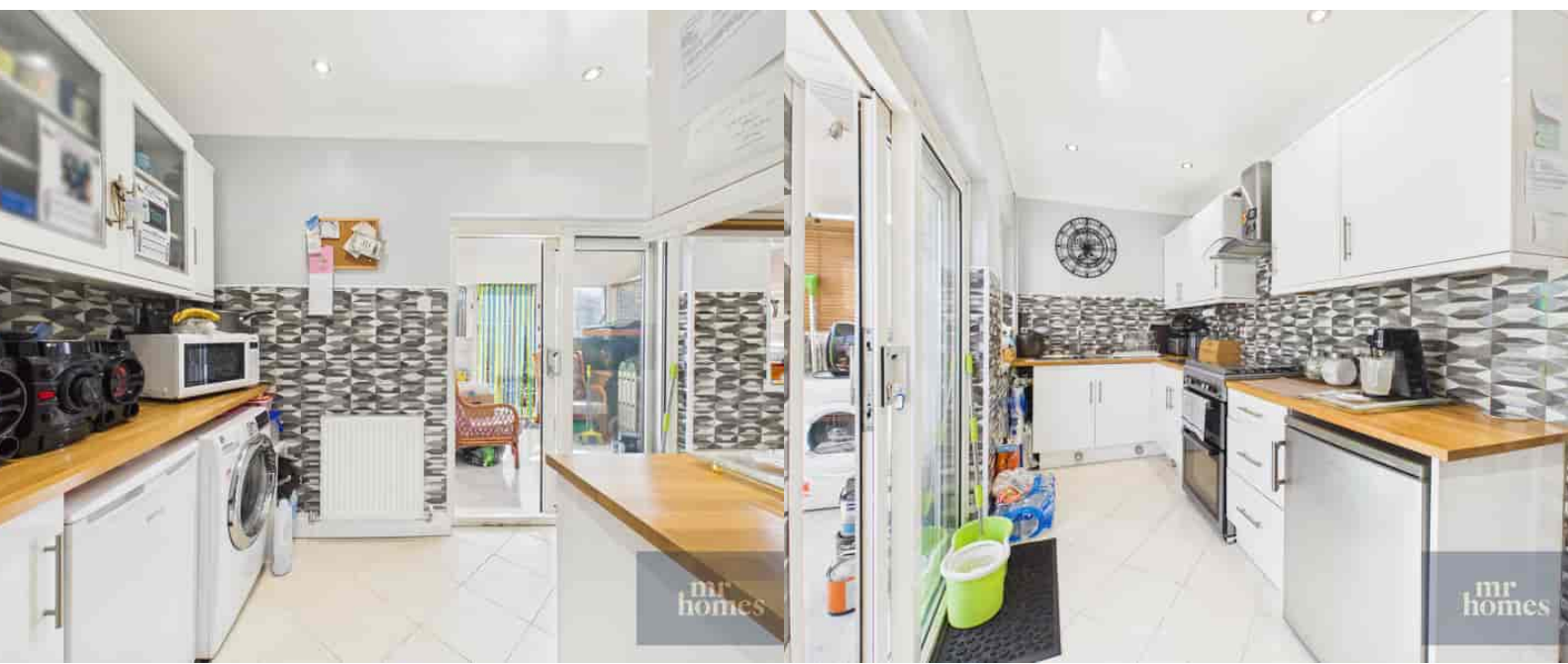
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PROPERTY DESCRIPTION

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



ROOM DESCRIPTIONS

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

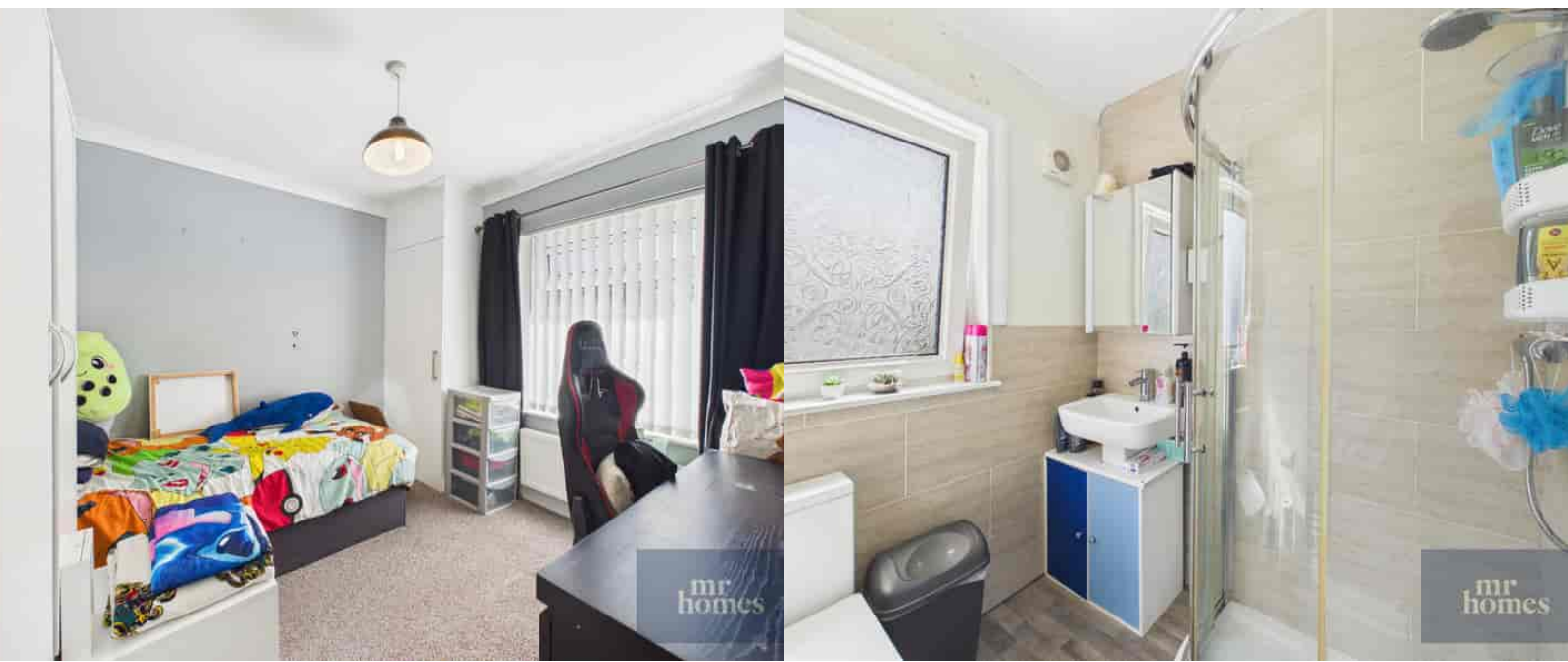
Basic - 8 Mbps

Superfast - 80 Mbps

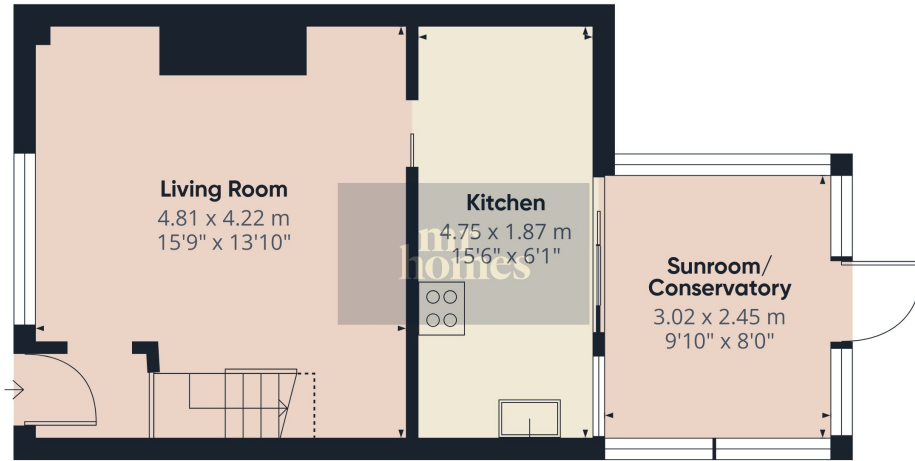
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

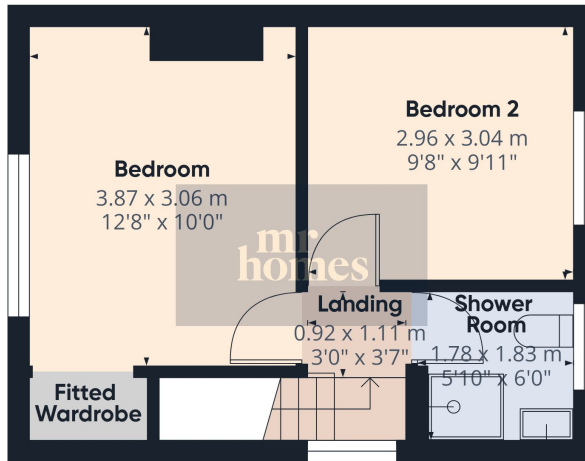
BT - Sky - Virgin



FLOORPLAN



Ground Floor



1st Floor



Approximate total area^m

62.3 m²
671 ft²

Reduced headroom

0.9 m²
9 ft²

(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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