

FOR SALE

£170,000 to £180,000 £170,000 Freehold



40 Parker Place, Ely, Cardiff. CF5 4NT

- IMMACULATE & EXTENDED FAMILY HOME
- 2x DOUBLE BEDROOMS
- RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- REAL WOOD FLOORING
- MARBLE WORK SURFACES & REAL WOOD BREAKFAST BAR
- STORAGE ROOM
- OUTDOOR BBQ AREA (ROOF COVERED) & WORKSHOP
- RE-FITTED KITCHEN & BATHROOM
- REAR GARDEN IS ENCLOSED - 2 TIERS with ALLOTMENT
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** Guide Price: £170,000 to £180,000 *** AN IMMACULATE 2-BED FAMILY HOME - THIS PROPERTY HAS BEEN RENOVATED THROUGHOUT TO A VERY HIGH STANDARD - OAK FLOORING - OAK DOORS - MARBLE WORKTOPS - REAL WOOD BREAKFAST BAR - EARLY VIEWING IS VERY HIGHLY RECOMMENDED - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this 2-Bedroom Family Property, comprising in brief; Entrance Hallway, Living Room, Re-Fitted Kitchen/Breakfast Room, Storage Room, 1st Floor Landing, Bedroom 1, Bedroom 2 & a Re-Fitted Family Bathroom Suite.

To the Front of the Property, is an Enclosed Garden, which is Low-Maintenance, A Raised Astroturf Section with Large Steel Storage Box. To the Rear is an Enclosed Two-Tier Garden, which is Low-Maintenance, Access to an Open BBQ Area which is Roof Covered and leads into the Workshop. There are steps up to an Enclosed Allotment Area to the Rear of the Garden. Outside Tap & Lighting. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic 24kw Combi-Boiler. EPC Rating = D. 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 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. PLEASE CONTACT MR HOMES: 02920 204 555 option 4. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Enter via New Composite Door, Tiled Flooring. Solar Light. Stairs Rising To First Floor Landing. Door Leading To Living Room.

Living Room

Real Wood Flooring Ceiling Light & Inset Spotlights. uPVC DG Bay Windows To Front. Custom Built Media Wall & Shelving. Fitted Radiator. New RCD Consumer Unit (5Yrs) Door To Kitchen.

Kitchen - Re-Fitted

Tiled Floor. Wall And Base Units with Marble Work Surfaces Over & Tiled Splash Backs. Belfast Sink Unit With Hot & Cold Taps. Real Wood Breakfast Bar. Freestanding Gas Cooker With 4 Ring Gas Hob With Extractor Hood Over. Space And Plumbing For Washing Machine. Under Counter Space For White Goods. uPVC DG Window To Rear. Spotlights. Fitted Radiator. 2x uPVC D/g Windows to Rear. Understair Storage Cupboard Open Plan Leading To Dining Room/Utility.

Storage Room

Tiled Flooring. Ceiling Spotlights. uPVC DG Patio Sliding Door To Rear Garden.

1st Floor Landing

Wooden Staircase. Ceiling Light Large Hatch To Loft, with Folding Wooden Attached Ladders. Doors Leading To Bedrooms 1, 2 And Family Bathroom

Bedroom 1

Real Wood Flooring. Spotlights To Ceiling Modern Fitted Radiator uPVC DG Window To Front

Bedroom 2

Real Wood Flooring with Vinyl Floor Protection. Spotlights To Ceiling Radiator. uPVC DG Window To Rear. Airing Cupboard housing Ideal Logic 24kw Combi-Boiler.

Family Bathroom

Large Tile Flooring, Inset Spotlights To Ceiling Fully-Tiled Walls Modern Chrome Towel/Ladder Radiator. uPVC Obscured DG Window To Rear Matching Suite Comprising; W.c, Wash Hand Basin With Mixer Tap Housed In Vanity Unit. Panel Bath With Hot & Cold Taps, Electric shower over, & Glass Shower Screen, 2nd Handheld Shower. Electric Extractor Fan.

Front Garden

Entrance Gate Raised Astroturf Section to Front Brick Paving To Front Door with Raised Astroturf Seating Area. Fence Panels To Both Sides. Steel Storage Shed.

Large Rear Garden - Enclosed x 2

Astro Turf Low Maintenance. Covered Barbecue Area. Door Leading To Workshop. Steps To Raised Allotment Area & Space For Hot Tub

Workshop

uPVC Half Glazed Door PowerPoints. Lighting. uPVC D/g Window To Side.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 33% of fixed outlets

EPC Rating: D (66)

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



