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MR HOMES
SALES & LETTINGS



Plymouthwood Road,
Ely, Cardiff
CF5 4DE

Guide Price £220,000 to £230,000
Freehold

Plymouthwood Road, Ely, Cardiff. CF5 4DE.

• *** NO CHAIN ***

• A VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME

• OPEN-PLAN LIVING & SITTING ROOM

• GROUND FLOOR WOOD FRAME EXTENSION with EN-SUITE

• MODERN FITTED KITCHEN & LARGE PANTRY/STORAGE CUPBOARD

• UPSTAIRS WET/SHOWER ROOM

• NEWLY LAID BRICK-PAVED PRIVATE DRIVEWAY

• LARGE SIDE STORAGE & OUTSIDE W.C

• LARGE REAR GARDEN with OUTSIDE BAR & TWO SHEDS (1 ALUMINIUM)

• TENURE: FREEHOLD



*** NO CHAIN *** Guide Price: £220,000 to £230,000 *** A VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME - PORCH ENTRANCE - OPEN-PLAN LIVING & SITTING ROOM - MODERN RE-FITTED KITCHEN & LARGE PANTRY/STORAGE - WOOD FRAMED REAR EXTENSION USED AS A GROUND FLOOR BEDROOM with EN-SUITE - 3x BEDROOMS TO THE 1st FLOOR & UPSTAIRS WET/SHOWER ROOM - ATTACHED LADDERS TO LOFT - LARGE 'BRICK-PAVED' DRIVEWAY - VERY ATTRACTIVE & ENCLOSED REAR GARDEN - OUTSIDE ROOF COVERED BAR - LARGE SIDE STORAGE - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Very Well Presented 3-Bed Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Living Room Open-Plan to Sitting Room, Re-Fitted Modern Kitchen, Large Pantry/Storage, Rear Extension (Wood Frame), En-Suite, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Wet/Shower Room, Large Side Storage with Non-Slip Resin Flooring, Outside W.c, Roof Covered Bar Area, Rear Garden has a Non-Slip Resin Floor, Central Patio Pathway & Astroturf. To the Rear of the Garden, An Aluminium Storage Shed and Large Wood Panel Storage Shed. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Potterton Promax Combi HE Plus Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/plymouthwoodroad74ap/> EPC Rating = Awaiting Assessment.... Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. The property offers



Entrance Porch - 5' 2" x 2' 4" (1.57m x 0.71m)

uPVC D/g Fully Glazed Door With Windows To Sides, Tiled Flooring, Composite Door Into Entrance Hallway.

Entrance Hallway

Tiled Flooring, Single Panel Radiator, Coving to Ceiling, Door to Understair Storage Cupboard, Wall Mounted Thermostat Control, Door to Cloakroom/W.c., Door to Open-Plan Lounge/Sitting Room.

Living Room & Sitting Room OPEN-PLAN - 23' 4" x 11' 1" min (7.11m x 3.38m)

Tiled Flooring, Open-Plan Archway Between Living Room and Sitting Room, Living Room Has uPVC D/g Window to Front, Single Panel Radiator, Electric Feature Fireplace, Coving to Ceiling, Sitting Room Has Tiled Flooring, Single Panel Radiator, Coving to Ceiling, Custom Fitted Cupboard With Fixed Shelving, Ceiling Mounted Feature Fan Lights, uPVC Obscure French Doors to Insulated Timber Frame Rear Extension currently Used As A Bedroom.

Kitchen - 9' 11" x 6' 10" (3.02m x 2.08m) Tiled Floor Continued From Hallway, Matching Wall And Base Units With White Hi-Gloss Doors, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Drainer With Mixer Tap, Space For Gas Cooker, Space for Tall Fridge/Freezer, Plumbed For Washing Machine, uPVC D/g Window to Rear, Coving To Ceiling, uPVC Half Glazed Obscure D/g Door to Rear Garden.

Understair Storage Unit/Pantry - 5' 0" x 3' 5" (1.52m x 1.04m)

Houses New Electric RCD Consumer Unit and New Electric Meter, Fixed Shelving.

Rear Extension Used as a Bedroom - 14' 9" x 8' 4" min (4.49m x 2.54m) Laminate Flooring, Coving To Ceiling, 11 Bar Modern Radiator, uPVC D/g Twin Windows To Rear, Either Side Of The French Patio Doors To Rear Garden, Door to En-Suite.

En-Suite - 6' 3" x 2' 6" (1.90m x 0.76m) Non-Slip Flooring, Shower Cubicle With Electric Shower, Fully Tiled Walls, Macerator Toilet, Wash Hand Basin With Chrome Mixer Tap, Set In Vanity Cupboard, Bathroom Cabinet Above, Wall Mounted Electric Eterna Heater, uPVC Obscure D/g Window to Side.

Staircase/First Floor Landing - 6' 9" x 4' 1" (2.06m x 1.24m)

Fitted Carpet to Staircase And Landing, Hatch To Insulated Loft With Attached Ladders, Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 and Shower/Wet Room.

Bedroom 1 - 13' 4" x 11' 11" (4.06m x 3.63m)

Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

Bedroom 2 - 11' 11" x 9' 6" (3.63m x 2.89m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving to Ceiling, Door to Airing Cupboard Housing A Potterton Promax Combi HE Plus Combi-Boiler.

Bedroom 3 - 9' 11" x 7' 0" (3.02m x 2.13m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

Wet/Shower Room - 6' 10" x 5' 10" (2.08m x 1.78m)

Non-Slip Flooring, Shower Cubicle with Drainage To The Floor, Wall Mounted Electric Shower, Pedestal Wash Hand Basin With Hot And Cold Taps Over, Close Coupled W.c.. Fully Tiled Walls, Single Panel Radiator, uPVC Obscure D/g Window to Front, Wall Mounted Nuaire Extractor Fan.

Side Storage - 28' 10" x 5' 10" (8.78m x 1.78m)

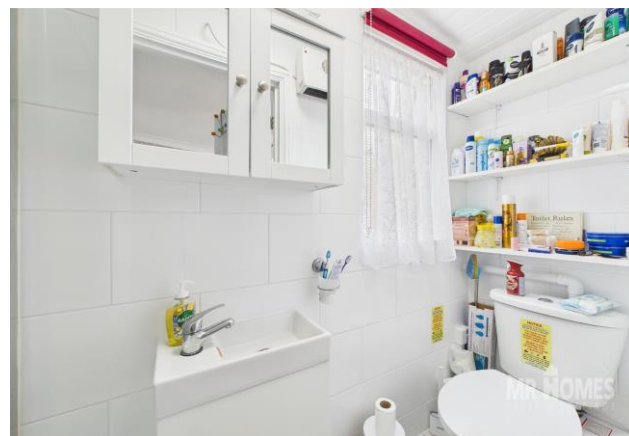
Non-Slip Resin Flooring, uPVC Door to Front, Fixed Shelving, PowerPoints & Lighting.

Outside W.c - 5' 4" x 5' 3" (1.62m x 1.60m)

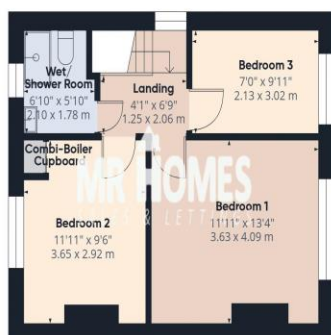
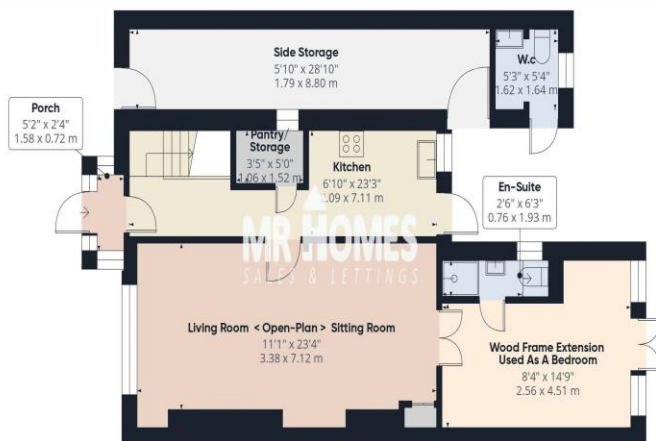
Attractive Rear Garden - Enclosed

Quality Non-Slip Resin Flooring, Astroturf, Patio Pathway, Covered Bar Area. Aluminium Shed & Large Wood Panel Storage Shed.

Private 'Brick-Paved' Driveway to Front



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total areaⁱⁱⁱ
1197 ft²
111.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

CARDIFF & THE VALE

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