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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Pendine Road,
Ely, Cardiff
CF5 4BP

Guide Price £120,000 to £130,000
Freehold

Pendine Road Ely, Cardiff, CF5 4BP

Overview

- NO CHAIN!!! CORNER PLOT
- IDEAL FOR INVESTORS
- POSSIBLE ROOM FOR DEVELOPMENT*
- *Subject to Planning & Building Regulations
- 2-BED SEMI-DETACHED HOUSE
- LOUNGE with BAY WINDOW
- 2x DOUBLE BEDROOMS
- FAMILY BATHROOM
- WRAP AROUND GARDENS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN!!! IDEAL FOR INVESTORS - CORNER PLOT - POSSIBLE ROOM FOR DEVELOPMENT* - *Subject to Planning Consent & Building Regulations - The Property requires some renovation works - 2-BED SEMI-DETACHED PROPERTY - WRAP AROUND GARDENS - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER – FREEHOLD.

MR HOMES Offer **FOR SALE** this 2-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hall, Lounge, Kitchen, 1st Floor Landing, Bedrooms 1, 2 & a Family Bathroom. The Front Garden is Enclosed & Wraps Around to the Rear Garden.

**EPC Rating = Awaiting assessment...
Council Tax Band = B.**

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Entrance Hall

4' 6" x 3' 6" (1.37m x 1.07m)

Lounge with Bay Window

14' 8" into Bay Window x 12' 6" into Recess (4.47m x 3.81m)

Kitchen

15' 8" x 5' 10" (4.77m x 1.78m)

Understair Cupboard

6' 0" x 2' 9" (1.83m x 0.84m)

1st Floor Landing

3' 9" x 2' 11" (1.14m x 0.89m)

Bedroom 1

12' 9" x 9' 4" (3.88m x 2.84m)

Fitted Wardrobe

4' 10" x 2' 9" (1.47m x 0.84m)

Bedroom 2

9' 11" x 9' 9" (3.02m x 2.97m)

Family Bathroom

5' 8" x 5' 7" (1.73m x 1.70m)

Front Garden is Enclosed and Wraps Around to the Rear Garden



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Entrance Hall
4'6" x 3'6"
1.39 x 1.09 m

Understair Cupboard
6'0" x 2'9"
1.84 x 0.86 m

Floor 0



Fitted Wardrobe
4'10" x 2'9"
1.50 x 0.85 m

Landing
3'9" x 2'11"
1.15 x 0.91 m

Family Bathroom
5'7" x 5'8"
1.71 x 1.75 m

Floor 1



Approximate total area⁽¹⁾

588.68 ft²

54.69 m²

Reduced headroom

6.07 ft²

0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

CARDIFF WEST

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