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Homes House

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**MR HOMES**  
SALES & LETTINGS



Wilson Place,  
Ely, Cardiff  
CF5 4LN

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

# Wilson Place

## Ely, Cardiff, CF5 4LN

### Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE with BAY WINDOW
- KITCHEN/DINER
- LARGE CONSERVATORY
- UTILITY & DOWNSTAIRS W.C
- RE-FITTED BATHROOM SUITE
- TRIPLE DRIVEWAY
- LARGE & ENCLOSED REAR GARDEN
- FREEHOLD



\*\*\* **Guide Price: £220,000 to £230,000** \*\*\* **NO CHAIN!!! YOU CAN MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 3-BED FAMILY HOME - SEMI-DETACHED - SPACIOUS LOUNGE with BAY WINDOW - KITCHEN/DINER & UTILITY - DOWNSTAIRS W.C - LARGE CONSERVATORY - RE-FITTED BATHROOM SUITE - TRIPLE DRIVEWAY - LARGE & ENCLOSED REAR GARDEN - 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, Lounge, Kitchen/Diner, Utility, Downstairs W.c, Rear Lobby, Conservatory, Staircase to 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Outside Front is Enclosed by Low-Level Brick Walls & Fencing, there is a Lockable Side Gate Accessing the Large & Enclosed Rear Garden. Triple Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating powered by an i-mini c30kw Combi-Boiler.

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

**VERY EARLY VIEWING IS HIGHLY RECOMMENDED** –

**PLEASE CALL 02920 204 555 or Book Online –**

**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**

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



**Porch Entrance** - 3' 11" x 3' 11" (1.19m x 1.19m) Enter via uPVC D/g Door, Tiled Flooring, Obscured D/g Windows to Front & Sides, uPVC Half-Glazed D/g Door with Welsh Dragon.

**Hallway** - 6' 11" x 3' 6" (2.11m x 1.07m) Real Wood Flooring, Single Radiator, Wall Mounted Alarm Panel, Door to Lounge.

**Living Room** - 14' 9" x 13' 5" (4.49m x 4.09m) Real Wood Flooring, Electric Fire Set on a marble Hearth & Grate, uPVC D/g bay Window to Front, Double Panel Radiator, Meter Cupboard housing Electricity Meter & New RCD Consumer Unit (fitted Feb 2024)

**Kitchen/Diner** - 12' 1" x 10' 3" (3.68m x 3.12m) Laminate Flooring, uPVC D/g Window into Conservatory, matching Wall & Base Units with Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, 4x Ring Gas Hob, Double Electric Oven, Plumbed for Washing Machine & Dishwasher, Space for Tumble-Dryer, Space for Tall Fridge-Freezer. Single Panel Radiator, Archway to Utility.

**Utility** - 6' 1" x 5' 1" (1.85m x 1.55m) Laminate Flooring cont'd, uPVC D/g Window to Side. Houses 2nd Fridge-Freezer.

**Rear Lobby** - 4' 2" x 2' 11" (1.27m x 0.89m) Tiled Flooring, Door to W.c. uPVC Half-Glazed & Obscured D/g Door into Conservatory.

**W.c** - 4' 3" x 2' 8" (1.29m x 0.81m) Tiled Flooring, Close-Coupled W.c, uPVC Obscured D/g Window to Side, Wall Mounted Wash Hand Basin, Chrome Ladder Radiator.

**Conservatory** - 13' 10" x 10' 11" (4.21m x 3.32m) Tiled Flooring, 2x Double Panel Radiators, Power Points, Lighting, uPVC D/g Windows to Rear & Sides, Double Patio Doors to Rear Garden.

**1st Floor Landing** - 8' 0" x 3' 0" (2.44m x 0.91m) Fitted Carpet, Hatch to Loft, Attached Ladders, Insulated & 3/4 Boarded. Doors to Bedrooms 1, 2, 3 & Family Bathroom.

**Bedroom 1** - 11' 10" x 11' 1" (3.60m x 3.38m) Vinyl Flooring, uPVC D/g Window to Front, Single Panel Radiator, Fitted Wardrobes & Overhead Cupboards.

**Bedroom 2** - 10' 10" x 10' 5" (3.30m x 3.17m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Door to Fitted Cupboard. 3x Mirrored Sliding Doors to Fitted Wardrobes. i-mini c30kw Combi-Boiler housed in Left Side of Wardrobe.

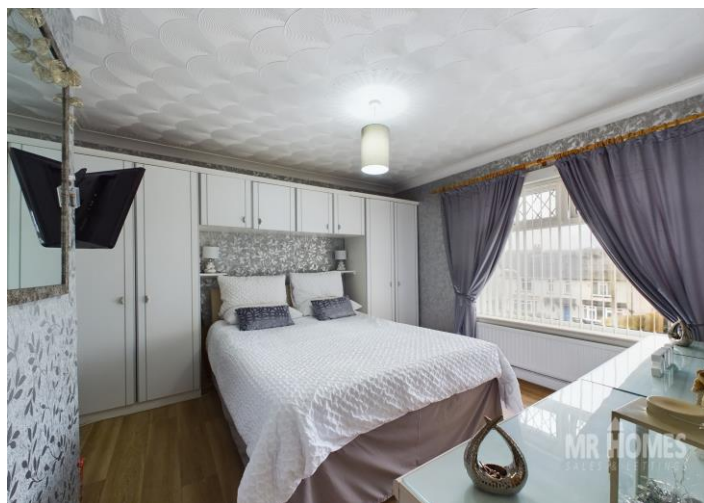
**Bedroom 3** - 8' 0" x 7' 7" (2.44m x 2.31m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

**Family Bathroom** - 5' 11" x 5' 5" (1.80m x 1.65m) Tiled Flooring, uPVC Obscured D/g Window to Rear, Panel Bath with Mixer Tap & Attached Shower, Folding Glass Shower Screen, Close-Coupled W.c, Wash Hand basin with Mixer Tap Set in Vanity Cupboard, Chrome Ladder/Towel Radiator, Fully Tiled Walls.

**Outside Front** - Enclosed by Low-Level Brick Walls & Fencing Lockable Side Gate Access into Rear Garden.

**Rear Garden** - Large & Enclosed - Patio to Raised Decking

**Large Driveway to Front** - Holds Up To 3 Cars



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.



Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>

995.05 ft<sup>2</sup>

92.44 m<sup>2</sup>

(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.

GIRAFFE360

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