

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Pengwern Road,  
Ely, Cardiff  
CF5 4BQ

Offers In the Region of £175,000  
Freehold

# Pengwern Road Ely, Cardiff, CF5 4BQ

## Overview

- EXTENDED 2-BED FAMILY HOME
- NEWLY FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & CLOAKROOM/W.C
- SPACIOUS LOUNGE with BAY WINDOW
- 2x DOUBLE BEDROOMS
- 3-PIECE WHITE BATHROOM SUITE
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



EXTENDED 2-BED FAMILY HOME - IDEAL FOR 1st TIME BUYERS - NEWLY FITTED KITCHEN/BREAKFAST ROOM - UTILITY ROOM & CLOAKROOM/DOWNSTAIRS W.C - SPACIOUS LOUNGE with BAY WINDOW - 2x DOUBLE BEDROOMS - 3-PIECE WHITE SUITE - PRIVATE DRIVEWAY - ENCLOSED REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS - GAS C/H with COMBI-BOILER - FREEHOLD.



**MR HOMES** Offer **FOR SALE** this Extended 2-Bedroom Family Home, comprising in brief; Entrance Hall, Living Room, Extended Kitchen/Breakfast Room Newly Fitted, Utility Room & Cloakroom/Downstairs W.c, 1st Floor Landing, Bedrooms 1, 2 & a Family Bathroom Suite. Private Driveway to the Front & a Good Size & Enclosed Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Promax HE Plus Combi-Boiler.

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

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

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**Entrance Hall**

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

**Living Room**

14' 9" into Bay Window x 12' 7" (4.49m x 3.83m)

**Kitchen/Breakfast Room - EXTENDED**

13' 1" x 10' 2" (3.98m x 3.10m)

**Utility Room**

8' 7" x 4' 4" (2.61m x 1.32m)

**Cloakroom/W.c**

4' 2" x 3' 9" (1.27m x 1.14m)

**1st Floor Landing**

**Bedroom 1**

12' 7" x 9' 2" (3.83m x 2.79m)

**Bedroom 2**

10' 0" x 9' 9" (3.05m x 2.97m)

**Family Bathroom**

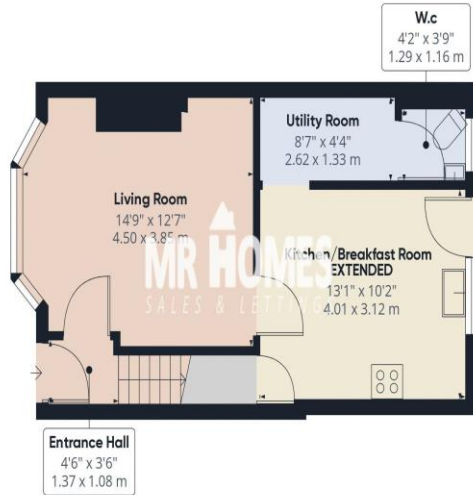
6' 0" x 5' 7" (1.83m x 1.70m)

**Private Driveway to Front**

**Enclosed 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.



Floor 0



Floor 1



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

679.25 ft<sup>2</sup>  
63.1 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

## CARDIFF WEST

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