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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Wilson Road,  
Ely, Cardiff  
CF5 4LL

Guide Price £210,000 to £220,000  
Freehold

# Wilson Road Ely, Cardiff, CF5 4LL

## Overview

- NO CHAIN!!! - MOVE STRAIGHT IN!!!
- EXTENDED 'DUTCH STYLE' 3-BED FAMILY HOME
- SEMI-DETACHED
- CORNER PLOT
- WRAP AROUND GARDENS
- ROOF COVERED OUTSIDE SPACE
- PRIVATE DRIVEWAY
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN!!! - CORNER PLOT - EXTENDED 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME - OPEN-PLAN LOUNGE & DINING ROOM - EXTENDED KITCHEN/DINER - DOWNSTAIRS W.C & UTILITY ROOM - ROOF COVERED OUTSIDE SPACE - WRAP AROUND FRONT/ SIDE & REAR GARDEN, ALL ENCLOSED - PRIVATE GATED DRIVEWAY - FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this Well Presented 3-Bedroom Semi-Detached Family Home which has been Extended, the property comprises in brief; Open Porch, Entrance Hallway, Lounge Open-Plan to the Dining Room with Patio Door to a Roof Covered Outside Space, Extended Kitchen/Diner, Downstairs W.c & Utility Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front & Side Gardens are Enclosed and Wrap Around to the Rear Garden. There is also a Private Gated Driveway. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

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

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

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**Open Porch**

5' 11" x 5' 10" (1.80m x 1.78m)

**Entrance Hallway**

9' 7" x 4' 0" (2.92m x 1.22m)

**Living Room - Open-Plan to Dining Room**

13' 0" x 12' 0" (3.96m x 3.65m)

**Dining Room**

11' 11" x 9' 6" (3.63m x 2.89m)

**Kitchen/Diner - Extended**

13' 10" x 11' 9" (4.21m x 3.58m)

**Downstairs W.c & Utility Room**

8' 8" x 5' 0" (2.64m x 1.52m)

**1st Floor Landing**

**Bedroom 1**

13' 0" x 12' 1" (3.96m x 3.68m)

**Bedroom 2**

11' 11" x 9' 5" (3.63m x 2.87m)

**Bedroom 3**

12' 0" x 5' 11" (3.65m x 1.80m)

**Family Bathroom**

6' 5" x 5' 0" (1.95m x 1.52m)

**Front & Side Garden - Corner Plot - Enclosed**

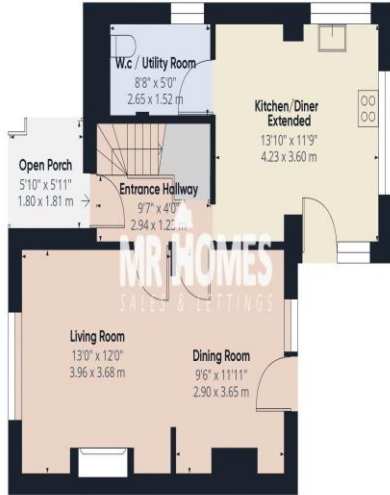
**Private Driveway - Gated**

**Outside Seating Area with Roof Covering**

**Rear Garden - Enclosed**



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>†</sup>

959.82 ft<sup>2</sup>  
89.17 m<sup>2</sup>

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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