

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



Parker Place,
Ely, Cardiff
CF5 4NT

Guide Price £149,950 to £154,950
Freehold

Parker Place

Ely, Cardiff, CF5 4NT

Overview

- QUIET CUL-DE-SAC LOCATION
- MOVE STRAIGHT IN
- VERY LARGE GARDEN - SOUTH FACING
- OFF-ROAD PARKING
- PLASTERED WALLS/CEILINGS
- NEW RCD CONSUMER UNIT
- GAS C/H with NEW BAXI 600 COMBI-BOILER (fitted 12/10/2021)
- uPVC D/G WINDOWS
- CLOSE TO SCHOOLS/SHOPS
- FREEHOLD



A 2-BED FAMILY HOME
IDEAL FOR 1st TIME BUYERS
MOVE STRAIGHT IN - SPACIOUS LOUNGE
- 2x DOUBLE BEDROOMS - VERY LARGE
SOUTH FACING REAR GARDEN - OFF-
ROAD PARKING - QUIET CUL-DE-SAC -
CLOSE TO SCHOOLS, SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS –
FREEHOLD.

MR HOMES are pleased to Offer
FOR SALE this 2-Bedroom Property
comprising in brief; Entrance Hallway,
Spacious Lounge with Bay Window to
Front & Window to Rear Giving Plenty of
Natural Light, Modern Kitchen, Staircase
to 1st Floor Landing, Bedrooms 1, 2 & a
Family Bathroom Suite. The Front
Garden is Enclosed & Low-Maintenance
with a Private Driveway Enclosed by
Double Gates. The South Facing Rear
Garden is Very Large in Size and has an
Outbuilding Used for Storage Purposes.
The Property Benefits from having uPVC
Double Glazing Windows, a Newly Fitted
RCD Consumer Unit & Gas Central
Heating powered by a New BAXI 600
Combi-Boiler (fitted 12/10/2021).

EPC Rating = D.

Council Tax Band = B.

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



Entrance Hallway 7' 7" x 5' 4" (2.31m x 1.62m)

Laminate Flooring - Radiator - Wall Mounted House Alarm - Electric Meter Cupboard housing New RCD Consumer Unit - Understair Storage Cupboard - Ceiling Mounted Mains Operated Smoke Detector with Battery Back Up - Doors to Lounge, Kitchen & Staircase to 1st Floor Landing.

Living Room 15' 6" into Bay Window x 11' 1" (4.72m x 3.38m)

Laminate Flooring - Radiator - uPVC D/g Bay Window to Front & uPVC D/g Window to Rear.

Kitchen 10' 4" x 8' 4" (3.15m x 2.54m)

Matching Wall & Base Units with Work Surfaces Over - Stainless Steel Sink & Drainer with Mixer Tap - Space for Gas Cooker, Tall Fridge-Freezer, Plumbed for Washing Machine - uPVC D/g Window to Rear & a uPVC D/g Door to the Very Large Rear Garden.

Staircase to 1st Floor Landing 5' 10" x 3' 4" (1.78m x 1.02m)

Hatch to Insulated Loft - Ceiling Mounted Mains Operated Smoke Detector with Battery Back Up - Original Doors to Bedrooms 1, 2 & Bathroom.

Bedroom 1 13' 11" x 11' 3" max (4.24m x 3.43m)

uPVC D/g Window to Front - Radiator - Fitted Cupboard.

Bedroom 2 10' 10" x 7' 5" (3.30m x 2.26m)

uPVC D/g Window to Rear - Radiator - Wall Mounted BAXI 600 Combi-Boiler (fitted 12/10/2021).

Family Bathroom 7' 9" x 4' 4" (2.36m x 1.32m)

Panel Bath with Electric Shower Over - Pedestal Wash Hand Basin - Close-Coupled W.c - Walls Tiled around Bath, Wash Hand Basin & W.c. - Radiator - uPVC Obscured D/g Window to Rear.

Enclosed Front Garden - Low-Maintenance.

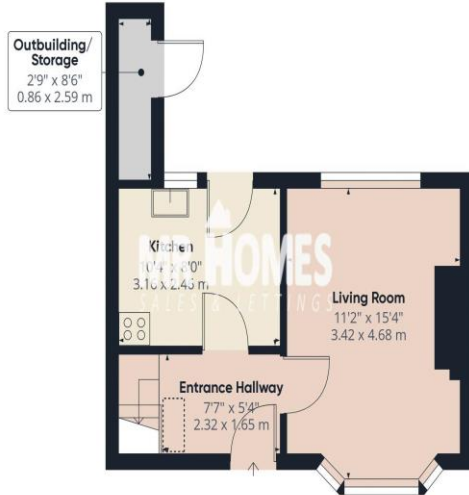
Private Driveway Enclosed by Double Gates.

Rear Garden - Very Large in Size & Enclosed. South-Facing.

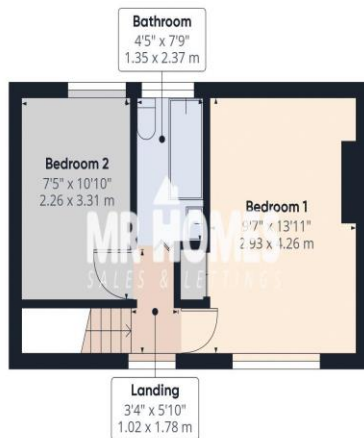
Outbuilding - Used for Storage.



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⁽¹⁾

612.46 ft²
56.9 m²

Reduced headroom

3.9 ft²
0.36 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.

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CARDIFF WEST

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