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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Wheatley Road  
Ely, Cardiff  
CF5 4LU

Guide Price £175,000 to £185,000  
Freehold



# Wheatley Road, Ely, Cardiff, CF5 4LU

## Overview

- NO CHAIN!!! FREEHOLD
- ATTENTION FIRST TIME BUYERS
- IDEAL FOR MODERNISATION
- 3-BEDROOM SEMI-DETACHED FAMILY HOME
- SUBSTANTIAL CORNER PLOT
- LARGE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- uPVC DOUBLE GLAZED WINDOWS
- GAS C/H WITH COMBI-BOILER



**NO CHAIN!!! - CORNER PLOT - 3-BED SEMI-DETACHED FAMILY HOME REQUIRING SOME MODERNISATION - uPVC D/G WINDOWS - 2x RECEPTION ROOMS - SHOWER ROOM - WRAP AROUND FRONT & SIDE GARDEN - ENCLOSED REAR GARDEN - PRIVATE GATED DRIVEWAY - FREEHOLD**

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain, this 3-Bedroom Semi-Detached Family Home briefly comprising: Entrance Hallway; Lounge; Dining Room; Kitchen; 1st Floor Landing; Bedrooms 1, 2 & 3 and Shower Room. Front & Side Gardens are Enclosed. Lockable Side Gate accesses the Enclosed Rear Garden. Private Gated Driveway. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic Combi 24

EPC Rating: E  
Council Tax Band: B

PLEASE CALL **02920 204 555** OR REGISTER YOUR INTEREST VIA OUR WEBSITE:

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

Viewing by Appointment Only....

**FREE MORTGAGE ADVICE AVAILABLE!!!**





**Entrance Porch**

3' 5" x 5' 4" (1.04m x 1.62m)

uPVC construction with obscured double glazed windows to all sides and accessed via uPVC door with obscured double glazing panel; tiled flooring; single rad; access to Entrance Hallway via solid timber door with obscured glazed panel

**Entrance Hallway**

6' 9" x 3' 7" (2.06m x 1.09m)

Carpeted; double radiator; access to Living Room; stairs rising to First Floor Landing

**Living Room**

13' 7" x 15' 4" (4.14m x 4.67m)

Laminate wood flooring; single radiator; electric feature fireplace; understairs cupboard containing RCD Consumer Unit and electric meter; uPVC double glazed bay window to front; access to dining room via double doors with glazed panels

**Dining Room**

10' 1" x 10' 1" (3.07m x 3.07m)

Laminate wood flooring; single radiator; uPVC double glazed window to side; access to Rear Garden via aluminium double glazed sliding patio door to rear; access to Kitchen

**Kitchen**

10' 2" x 8' 2" (3.10m x 2.49m)

Tiled flooring up to units; single radiator; matching base and wall units; worktops; tiled splashbacks; integrated Indesit gas hob with extractor hood over; integrated Indesit electric oven; enamel sink with stainless steel mixer tap; uPVC double glazed windows to rear and uPVC door with obscured double glazing panel and cat flap

**First Floor Landing**

7' 9" x 4' 11" (2.36m x 1.50m)

Carpeted; access to Bedrooms 1, 2 & 3 and Shower Room; access hatch to loft

**Bedroom 1**

12' 0" x 10' 11" (3.65m x 3.32m)

Carpeted; single radiator; uPVC double glazed window to front

**Bedroom 2**

10' 1" x 12' 1" MAX (3.07m x 3.68m)

Carpeted; single radiator; cupboard housing Ideal Logic combi 24 central heating combi boiler installed October 2013; uPVC double glazed window to rear

**Bedroom 3**

8' 2" x 7' 6" (2.49m x 2.28m)

Carpeted; single radiator; uPVC double glazed window to front

**Shower Room**

5' 11" x 8' 1" MAX (1.80m x 2.46m)

Tiled flooring; single radiator; pedestal wash hand basin with separate hot and cold taps; W.C.; enclosed shower unit with Triton T802 electric shower; uPVC double glazed window to rear

**Rear Garden**

Slabbed split level patio with block walls; outside tap; timber shed; side access via metal gate

**Outside Front**

Pathway to Entrance Porch via metal gate; access to driveway via metal gates; raised bed with ornate chippings and mature bush; access to rear garden via metal gate to side



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.



Approximate total area<sup>††</sup>

845.06 ft<sup>2</sup>

78.51 m<sup>2</sup>

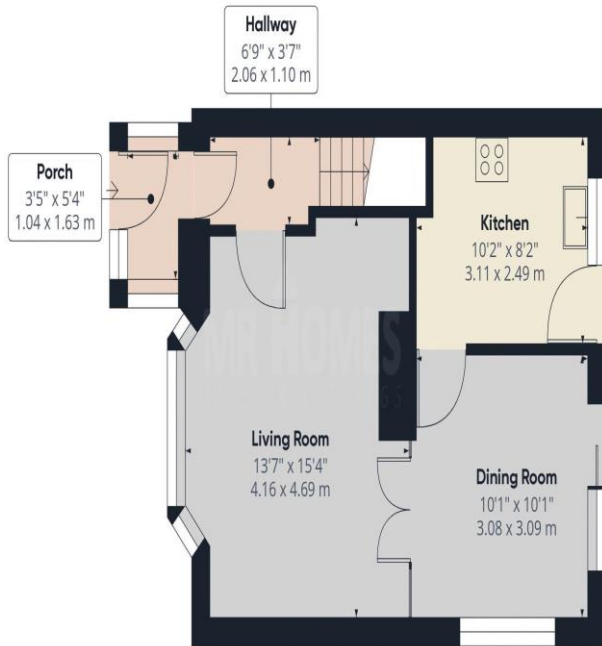
Excluding balconies and terraces

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

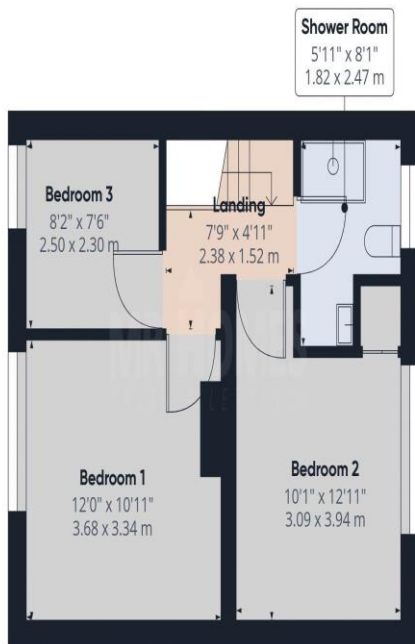
GIRAFFE360

## CARDIFF WEST

Homes House,  
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Floor 0



Floor 1