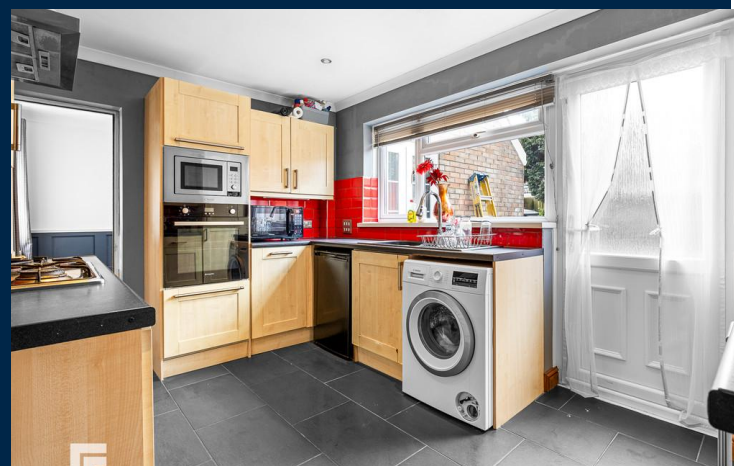
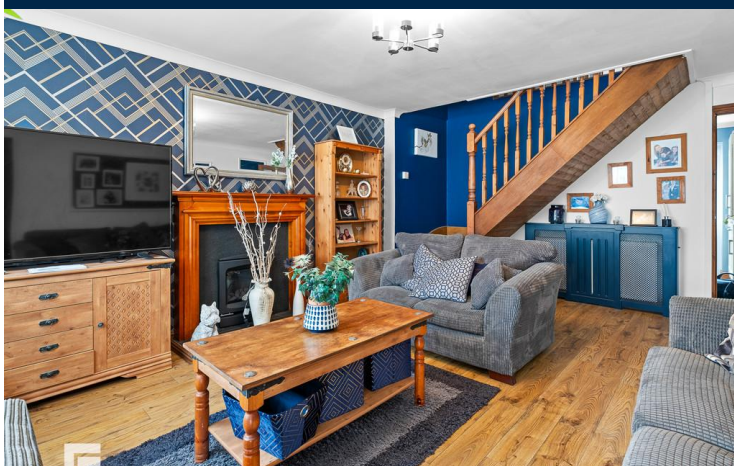




**AINTREE DRIVE**  
ELY  
CARDIFF CF5 5BD

ASKING PRICE OF  
**£299,950**



**SEMI-DETACHED HOUSE**



**4**



**1**



**2**



**2**

**\*\*THREE BEDROOM SEMI DETACHED FAMILY HOME\* \*NO CHAIN\*\*** MGY are delighted to bring to market this impressive three bedroom semi detached family home in a sought after location being close to local amenities and transport links. Entrance porch, bay fronted lounge, spacious sitting room with patio doors to the rear garden, downstairs WC and utility room. To the first floor are three bedrooms, family bathroom and a further loft room to the second floor. The property further benefits from gas central heating, double glazed windows. Delightful front garden and a landscaped rear garden comprising patio and lawn. No chain. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 1,264 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **PORCH**

Entered via composite front door with glass window panels to side. Pendant light and coving to ceiling. LVT flooring. Door lounge.

#### **LOUNGE**

17' 3" x 12' 11" (5.27m x 3.94m)

uPVC double glazed window to front aspect with fitted roller blinds. Electric fireplace with wooden mantle. Pendant light to ceiling. LVT flooring. TV Point. Wall mounted radiator with fixed shelving over. Door to kitchen and stairs rising to first floor.

#### **KITCHEN**

12' 11" x 8' 11" (3.94m x 2.72m)

uPVC door to access rear garden. Tiled flooring and part tiled walls. Coving to ceiling. Fitted wall and base units across three walls, with rounded wooden work surfaces incorporating inset sink with mixer tap over. Ample storage. Integrated oven with four ring gas hob and glass splashback. Integrated fridge freezer and microwave. Spotlights. Wall mounted radiator. Space for washing machine.

#### **SITTING ROOM**

20' 9" x 8' 3" (6.33m x 2.53m)

uPVC double glazed window to front aspect and uPVC double doors leading to rear garden. Pendant light and coving to ceiling. LVT flooring. Picture rail. Wall mounted radiator.

#### **DOWNSTAIRS WC / UTILITY**

Two double glazed windows to rear aspect. WC. Wall mounted radiator. LVT flooring. Space for dryer. Spotlights.

#### **FIRST FLOOR**

##### **FIRST FLOOR LANDING**

Carpeted stairs. Pendant light and coving to ceiling. Door to airing cupboard with fixed shelving.

##### **BEDROOM ONE**

20' 9" x 8' 3" (6.33m x 2.53m)

Two uPVC double glazed windows to front and rear aspect. Double bedroom. Laminate wood effect flooring. Pendant light and coving to ceiling. Loft hatch. Radiator.

##### **BEDROOM TWO**

12' 11" x 6' 8" (3.94m x 2.04m)

Double glazed uPVC window to front aspect. Double bedroom. Laminate wood effect flooring. Pendant light and coving to ceiling. Wall mounted radiator.

##### **BEDROOM THREE**

12' 11" x 5' 11" (3.94m x 1.81m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Pendant light and coving to ceiling. Wall mounted radiator.

##### **BATHROOM**

uPVC double glazed window to side. Vinyl flooring and partly tiled walls. Corner bath with mixer tap and separate shower fixture over. Double shower cubicle, with mains rainfall shower and additional shower attachment. Vanity wash hand basin with cupboard underneath and mixer tap. Wall mounted mirror over. W.C. Heated towel rail. Extractor. Spotlights.



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## SECOND FLOOR

### LOFT ROOM

15' 8" x 12' 11" (4.80m x 3.94m)

Velux window. Carpeted floor. Spotlights. PowerPoints.  
Door housing boiler.

### OUTSIDE

FRONT - Paved driveway with space for two cars. Areas of lawn and inset shrubs.

REAR - Landscaped private South West facing rear garden with decked and paved patio leading onto lawn and part shingled areas with plants and shrubs to borders. Fenced boundaries. Outside tap and PowerPoints.

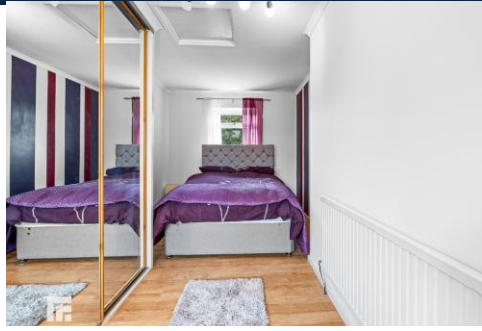
### TENURE

MGY are advised that the property is FREEHOLD.



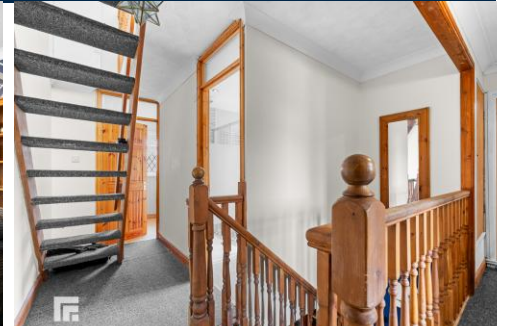


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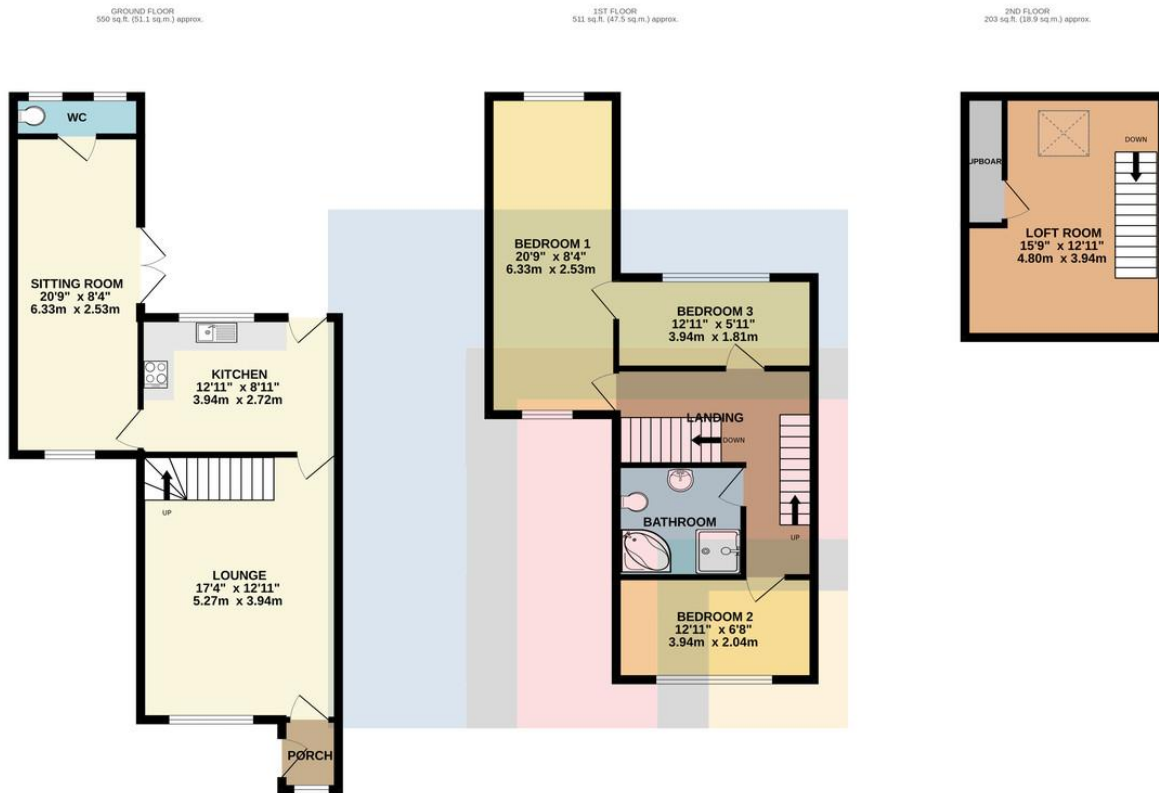




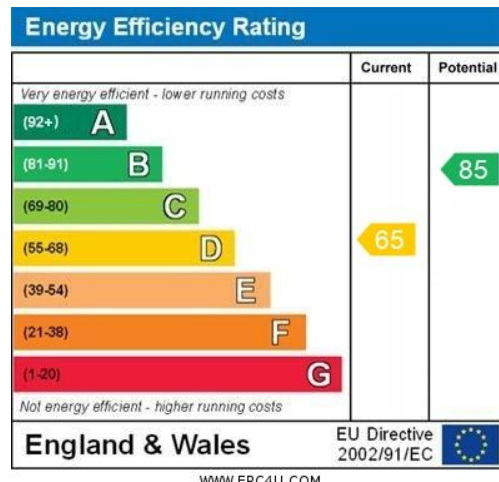
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TOTAL FLOOR AREA: 1264 sq.ft. (117.5 sq.m.) approx.



**PONTCANNA 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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