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**MR HOMES**  
SALES & LETTINGS



Cowbridge Road West,  
Ely, Cardiff  
CF5 5BQ

Guide Price £350,000

Freehold

# Cowbridge Road West Ely, Cardiff, CF5 5BQ

## Overview

- NO CHAIN!!! EXTREMELY WELL PRESENTED & MODERN THROUGHOUT
- TRADITIONAL DOUBLE BAY FRONTED FAMILY HOUSE - SEMI-DETACHED
- 3x STOREYS
- 4x DOUBLE BEDROOMS
- 3x RECEPTION ROOMS
- 2x BATH & SHOWER ROOMS
- DETACHED GARAGE = 35' 5" x 14' 1" (10.79m x 4.29m)
- LARGE FRONT GARDEN
- LARGE & ENCLOSED SIDE & REAR GARDENS
- FREEHOLD



NO CHAIN!!! PRICED TO SELL QUICKLY - A TRADITIONAL & PRIVATELY BUILT DOUBLE BAY FRONTED FAMILY HOME - VERY WELL PRESENTED & MODERNISED THROUGHOUT - 3x STOREYS - 4x DOUBLE BEDROOMS - 3x RECEPTION ROOMS - 2x BATH & SHOWER ROOMS - LARGE & ENCLOSED REAR GARDEN - A LARGE DETACHED DOUBLE GARAGE (35ft 5in x 14ft 1in) (10.79m x 4.29m) – FREEHOLD.

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain, this 4-Bedroom Semi-Detached & Spacious Family Home, You Can Move Straight In as the Decor throughout is to a Very Good Standard, The Property comprises in brief; Open External Porch, Entrance Hallway, Open-Plan Lounge & Sitting Room, Dining Room/3rd Reception Room, Kitchen, Side Porch/Conservatory, Staircase up to the 1st Floor Split-Level Landing, Master Bedroom, Bedrooms 2, Bedroom 3, Family Bathroom, Family Shower Room, Staircase to the 2nd Floor Landing & Bedroom 4 which has Building Regulations Granted for the Attic Conversion. The Front Garden has Slate Chippings, Shallow Steps up to the Front Door, A Lockable Side Gate giving Access into the Large & Enclosed Side & Rear Garden. The Double Detached Garage is Accessed from Barnard Avenue via a Roller Shutter Door, with a Further Roller Shutter Door Giving Access through the garage into the Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Doors, Gas Central Heating powered by a Worcester Combi-Boiler.

**EPC Rating = Awaiting Assessment...**

**Council Tax Band = E.**

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

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



## Open Porch

Entrance Hallway - 21' 8" x 5' 11" max (6.60m x 1.80m)

Open-Plan Lounge & Sitting Room - with Bay Window to Front - 26' 0" x 12' 2" (7.92m x 3.71m)

Dining Room/ 3rd Reception Room - 11' 11" x 10' 5" (3.63m x 3.17m)

Kitchen - 11' 0" x 10' 5" (3.35m x 3.17m)

Side Conservatory/ Porch - 6' 7" x 2' 10" (2.01m x 0.86m)

Split-Level Landing - 25' 5" x 3' 4" max (7.74m x 1.02m)

Master Bedroom with Bay Window to Front - 16' 7" x 14' 10" (5.05m x 4.52m)

Bedroom 2 - 10' 9" x 10' 1" (3.27m x 3.07m)

Bedroom 3 - 10' 11" max x 10' 5" (3.32m x 3.17m)

Family Bathroom Suite - 7' 1" x 7' 0" (2.16m x 2.13m)

Shower Room - 7' 11" x 7' 3" (2.41m x 2.21m)

Staircase to 2nd Floor Landing

Bedroom 4 - Attic Conversion NB: Reduced headroom to sides  
1' 4" x 10' 11" (0.41m x 3.32m)

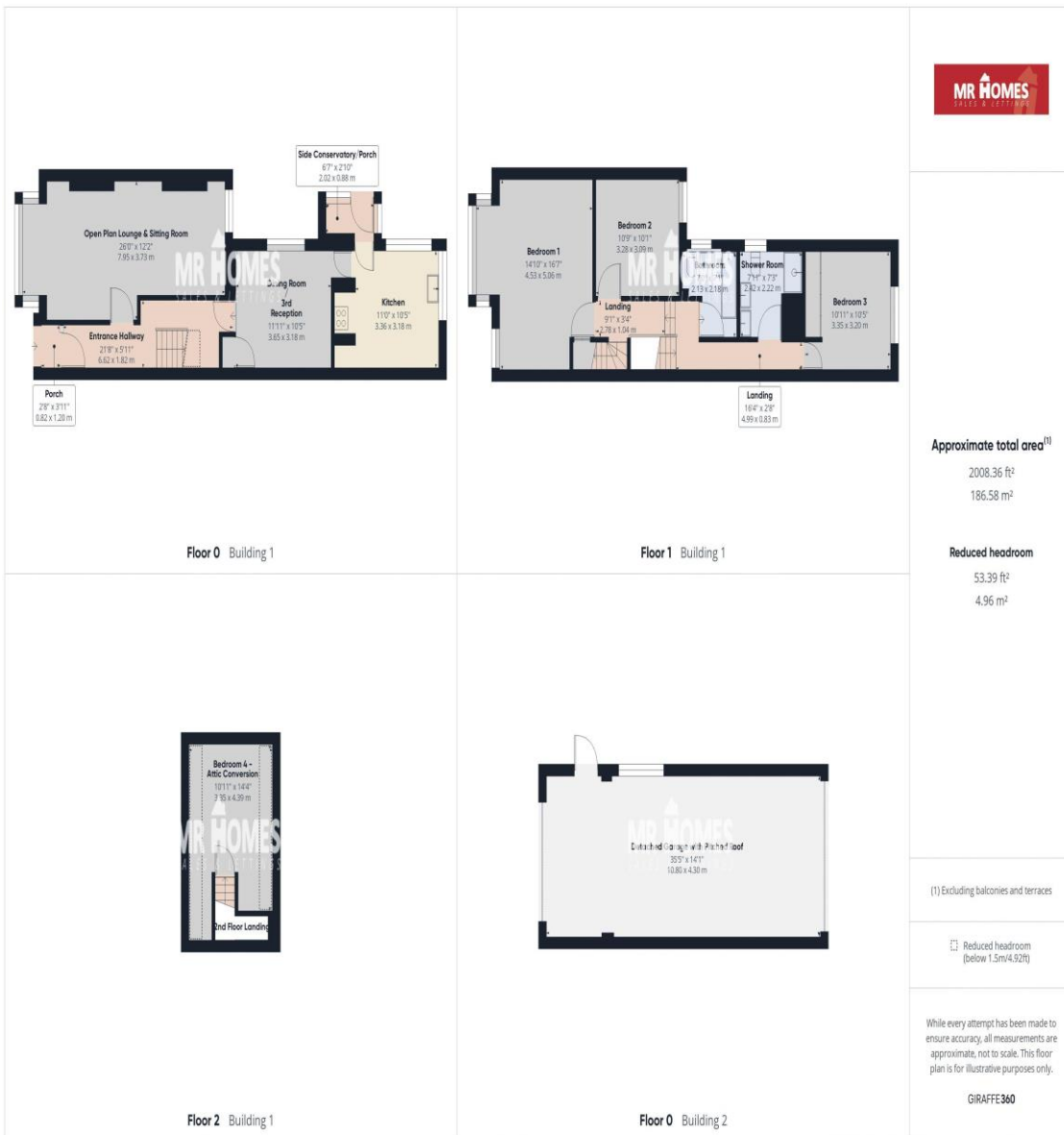
Front Garden - Low-Maintenance - Slate Chippings

Rear & Side Garden - Large & Enclosed (Lockable Rear Gate Access to Barnard Avenue)

Detached Garage with Pitched Roof - (Roller Shutter Doors to Front & Rear) - 35' 5" x 14' 1" (10.79m x 4.29m)  
Separate Power Supply to Garage with Own Electricity Meter



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.



## CARDIFF WEST

Homes House,  
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