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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Grand Avenue,
Ely, Cardiff
CF5 4LH

Guide Price £189,950 to £199,950 Freehold

Grand Avenue Ely, Cardiff, CF5 4LH

Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- 2x RECEPTION ROOMS
- SHOWER/ WET ROOM
- GATED PRIVATE DRIVEWAY
- SOUTH-FACING REAR GARDEN
- LARGE & ENCLOSED REAR GARDEN
- FRONT GARDEN - ENCLOSED
- GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN!!!

3-BED SEMI-DETACHED FAMILY HOME -
2x RECEPTION ROOMS - SOUTH-FACING
REAR GARDEN which is LARGE &
ENCLOSED - PRIVATE GATED DRIVEWAY -
uPVC WINDOWS & GAS C/H - FREEHOLD.

MR HOMES are pleased to Offer
FOR SALE with No Ongoing Chain this 3-
Bedroom Semi-Detached Family Home,
comprising in brief; Entrance Hallway,
Living Room with Bay Window, 2nd
Reception Room, Kitchen, Staircase to
the 1st Floor Landing, Bedrooms 1, 2, 3
& a Wet/Shower Room for Disabled Use.
The Front Garden is Enclosed, there is a
Lockable Side Gate giving access into the
Large & Enclosed South-Facing Rear
Garden. Private Gated Driveway to
Front. uPVC Windows & Gas Central
Heating powered by a BAXI Duo-Tec
28kw HE A Combi-Boiler.

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

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Entrance Hallway

8' 1" x 6' 6" (2.46m x 1.98m)

Living Room

12' 6" into Bay Window x 10' 9" (3.81m x 3.27m)

2nd Reception Room

13' 5" x 11' 10" into recess (4.09m x 3.60m)

Kitchen

10' 1" x 9' 10" (3.07m x 2.99m)

1st Floor Landing - Split-Level

9' 9" x 2' 8" (2.97m x 0.81m)

Bedroom 1

13' 3" x 11' 9" (4.04m x 3.58m)

Bedroom 2

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom 3

10' 1" x 7' 3" (3.07m x 2.21m)

Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

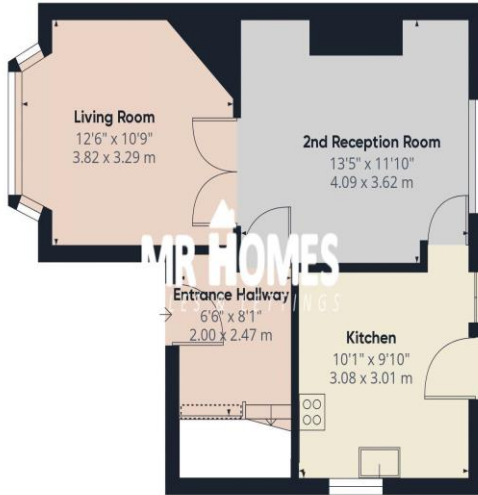
Front Garden - Lockable Side gate Access into Rear Garden

Private Driveway - Gated

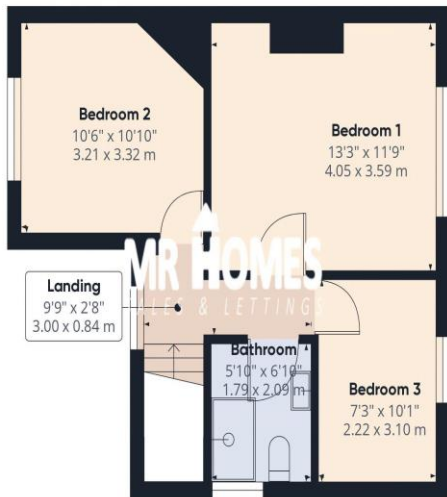
Rear Garden - Large & Enclosed



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[®]

873.86 ft²
81.18 m²

Reduced headroom

3.03 ft²
0.28 m²

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.

GIRAFFE360

CARDIFF WEST

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