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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Barnard Avenue,
Lower Ely,
Cardiff CF5 5AU

Guide Price £210,000 to £220,000
Leasehold = 957 Years Remaining

Barnard Avenue Lower Ely, Cardiff, CF5 5AU

Overview

- 3-BED END-OF-TERRACE FAMILY HOME
- 3x DOUBLE BEDROOMS
- SPACIOUS 19ft LOUNGE/ DINER
- FITTED KITCHEN
- LARGE PORCH ENTRANCE
- CLOAKROOM/ DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM
- LARGE FRONT GARDEN
- ENCLOSED REAR GARDEN
- LONG LEASEHOLD - 957 Years Remaining



3-BED END-OF-LINK FAMILY HOME 3x
DOUBLE BEDROOMS
LARGE PORCH ENTRANCE
19ft SPACIOUS LOUNGE/DINER FITTED
KITCHEN CLOAKROOM/DOWNSTAIRS W.C
MODERN FAMILY BATHROOM SUITE
LARGE FRONT GARDEN
ENCLOSED REAR GARDEN WHICH IS LOW-
MAINTENANCE
DOUBLE GATES TO REAR OFFERING OFF-
ROAD PARKING INSIDE THE REAR GARDEN
LONG LEASE = 957 YEARS REMAINING
ONLY £27 PER MONTH SERVICE CHARGES

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom End-of-Link Family Home, comprising in brief; Entrance Porch, Lounge/Diner, Kitchen, Cloakroom/Downstairs W.c, Rear Hallway & Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn and the Rear Garden is Enclosed & Low-Maintenance. There are Double Gates to the Rear Garden Offering Off-Road Parking inside the Rear Garden. The Property Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a i-mini2 c30kw Combi-Boiler Located in the Airing Cupboard.

EPC Rating = Awaiting Assessment...

Council Tax Band = C.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Porch Entrance

6' 4" x 5' 4" (1.93m x 1.62m)

Lounge / Diner

19' 4" x 12' 11" (5.89m x 3.93m)

Kitchen

9' 6" x 7' 11" (2.89m x 2.41m)

Cloakroom/ Downstairs W.c

5' 0" x 2' 6" (1.52m x 0.76m)

Hallway/Understair Storage Area & Staircase to 1st Floor Landing

11' 10" x 6' 6" (3.60m x 1.98m)

1st Floor Landing

9' 6" x 2' 7" (2.89m x 0.79m)

Airing Cupboard - houses i-mini2 c30kw combi-boiler

Bedroom 1

12' 10" x 9' 4" (3.91m x 2.84m)

Bedroom 2

9' 9" x 9' 8" (2.97m x 2.94m)

Bedroom 3

9' 3" x 8' 1" (2.82m x 2.46m)

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

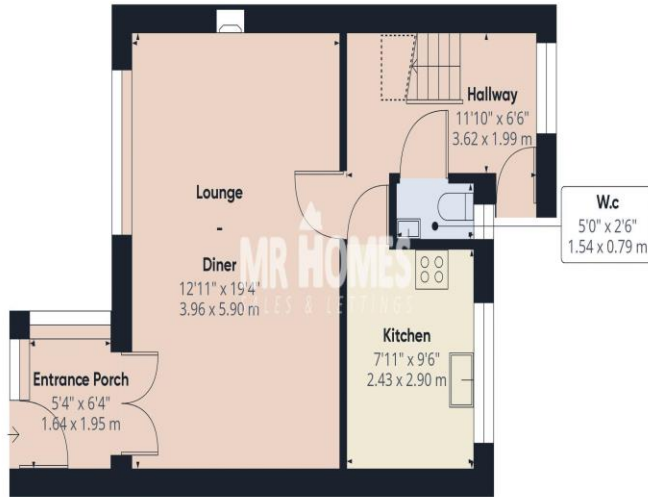
Large Front Garden

Rear Garden - Enclosed & Low-Maintenance

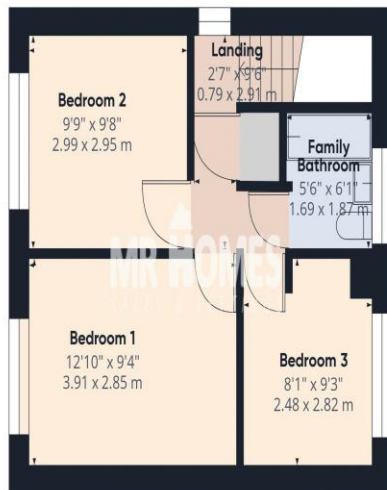
Double Gates to Rear Garden Offering Off-Road Parking



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⁾

844.55 ft²
78.46 m²

Reduced headroom

13.8 ft²
1.28 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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