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MR HOMES
SALES & LETTINGS



Cowbridge Road West,
Ely, Cardiff
CF5 5BQ

Guide Price £330,000
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

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.

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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



