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Homes House

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MR HOMES
SALES & LETTINGS



St. Margarets Park,
Lower Ely,
Cardiff CF5 4AP

Guide Price £185,000 to £195,000
Freehold

St. Margarets Park Lower Ely, Cardiff, CF5 4AP

Overview

- NO CHAIN!!!
- ALL FURNITURE IS OPTIONAL
- 2-BED TERRACED PROPERTY
- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC
- SPACIOUS LOUNGE/DINER
- RE-FITTED KITCHEN
- CONSERVATORY
- BRICK-PAVED DRIVEWAY
- ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN!!!

MOVE STRAIGHT INTO THIS 2-BEDROOM
PROPERTY IN THE SOUGHT-AFTER ST.
MARGARETS PARK, LOWER ELY.

ALL FURNITURE IS OPTIONAL

THE PROPERTY IS SET ON A QUIET CUL-DE-SAC
AND IS PRESENTED IN AN EXCELLENT
CONDITION

PORCH ENTRANCE

SPACIOUS LOUNGE/DINER

RE-FITTED KITCHEN

CONSERVATORY

BRICK-PAVED DRIVEWAY

LOW-MAINTENANCE SOUTH-WEST FACING
REAR GARDEN
FREEHOLD.



MR HOMES are very pleased to Offer
FOR SALE this 2-Bedroom Mid-Terrace Property
comprising in brief; Porch Entrance & Hallway
with brand new carpets, Lounge/Diner, Re-
Fitted Kitchen, Conservatory, Staircase & 1st
Floor Landing with brand new carpets,
Bedroom 1 with Bedroom Furniture, Fitted
Wardrobes, Bedroom 2 with brand new fitted
carpet & Hatch to Insulated & Boarded Loft,
Loft Light & Attached Ladders. Shower Room
with Disabled Use Shower. Brick-Paved
Driveway to the Front of the Property and a
Low-Maintenance & Enclosed Rear Garden
which is South-West Facing. uPVC Double
Glazing Windows & Gas Central Heating
Powered by a Worcester Greenstar 28i Junior
Mk III Condensing Combi-Boiler.

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

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FREE MORTGAGE ADVICE AVAILABLE UPON
REQUEST...



Porch Entrance - 4' 2" x 3' 2" (1.27m x 0.96m)

Enter via uPVC Half-Glazed & Obscured D/g Door, uPVC Obscured D/g Windows to Front & Sides, Brand New Fitted Carpet, uPVC Half-Glazed & Obscured D/g Door to Hallway.

Hallway - 5' 7" x 4' 0" (1.70m x 1.22m)

Brand New Fitted Carpet, Radiator, Door to Lounge/Diner & Staircase to the 1st Floor Landing.

Lounge/Diner - 18' 1" x 11' 10" (5.51m x 3.60m)

Laminate Flooring, uPVC D/g Window to Front, Electric Fireplace with Marble Hearth, Grate & Mantle-Piece Surround, Radiator, Understair Storage Cupboard, Coving to Ceiling.

Kitchen - 11' 11" x 7' 0" (3.63m x 2.13m)

Non-Slip Flooring, Matching Wall & Base Units with Complimentary Work Surfaces Over & Matching Upstands, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window, Integral Electric Oven, 4 Ring Ceramic Hob & Extractor Hood Over, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Coving to Ceiling, Door into Conservatory.

Conservatory - 11' 6" x 6' 2" (3.50m x 1.88m)

Laminate Flooring, Radiator, PowerPoints, uPVC D/g Double Patio Doors to Rear Garden.

1st Floor Landing - 5' 9" x 2' 9" (1.75m x 0.84m)

Brand New Fitted Carpet to Stairs & Landing, Doors to Bedrooms 1, 2 & Shower Room.

Bedroom 1 - 12' 1" x 9' 1" (3.68m x 2.77m)

Fitted Carpet, uPVC D/g Window to Front, radiator, Fitted Bedroom Furniture & Fitted Wardrobes.

Bedroom 2 - 10' 10" x 6' 10" (3.30m x 2.08m)

Brand New Fitted carpet, uPVC D/g Window to Rear, Radiator, Hatch to Insulated & Boarded Loft with Loft Light & Attached Ladders. Door to Fitted Cupboard with Fixed Shelving also houses a Worcester Greenstar 28i Junior Mk III Condensing Combi-Boiler.

Shower Room with Disabled Use - 7' 11" x 4' 11" (2.41m x 1.50m)

Vinyl Flooring, Disabled Access to Shower Cubicle, Electric Shower, Ceiling Mounted Electric Extractor Fan, Fully Tiled Walls, Close-Coupled W.c, Pedestal Wash Hand Basin, Radiator, uPVC Obscured D/g Window to Rear.

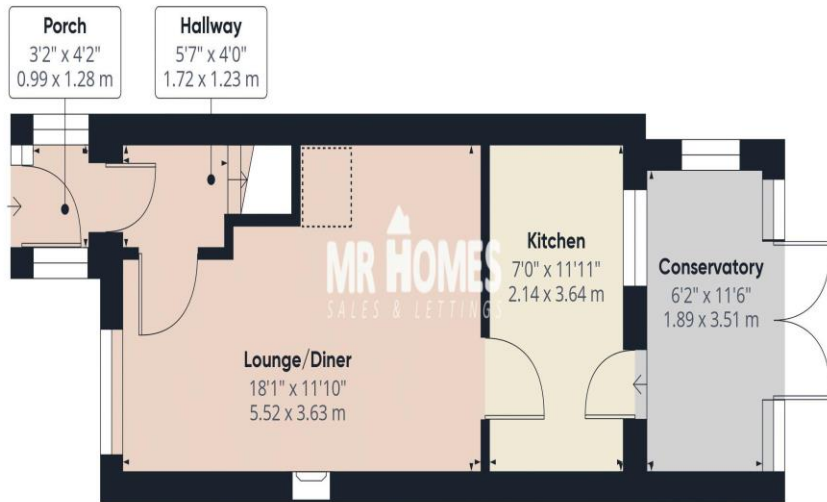
Outside Front - Brick-Paved Driveway.

Rear Garden - Low-Maintenance & Enclosed

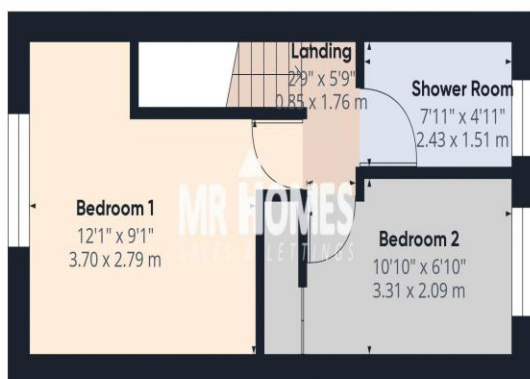
Brick-Paving, with Flower Bed Bordering, Enclosed by Feather Edge & Panelled Fencing. Wood Panel Storage Shed.



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⁾

670.4 ft²
62.28 m²

Reduced headroom

7.6 ft²
0.71 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 OFFICE

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