

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Frank Road,
Ely, Cardiff
CF5 4DJ

Guide Price £240,000 to £245,000
Freehold

Frank Road Ely, Cardiff, CF5 4DJ

Overview

- IMMACULATE & MODERN THROUGHOUT
- 3-BED SEMI-DETACHED FAMILY HOME
- CLOAKROOM/ W.C
- 3x DOUBLE BEDROOMS
- 2x RECEPTION ROOMS
- MODERN RE-FITTED KITCHEN
- BRICK-PAVED FRONT
- LARGE REAR GARDEN - SOUTH-EAST FACING
- uPVC D/G & GAS C/H
- FREEHOLD



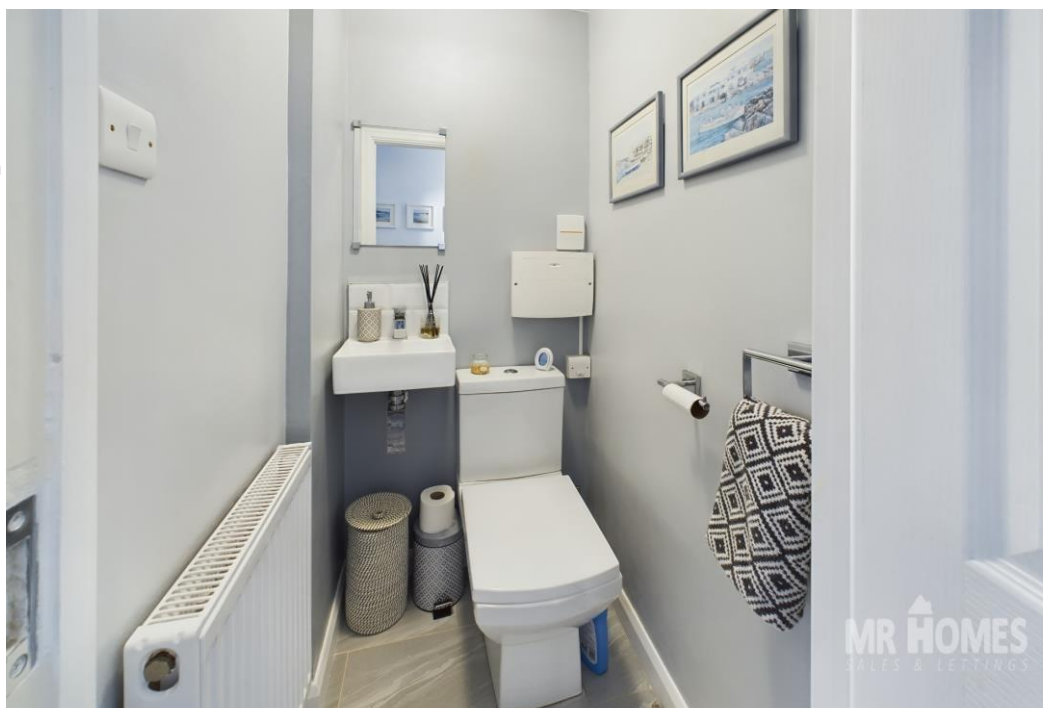
AN IMMACULATEDLY PRESENTED & MODERN 3x DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE DECOR IS CONTEMPORARY THROUGHOUT - PORCH - CLOAKROOM/DOWNSTAIRS W.C - 2x RECEPTION ROOMS - RE-FITTED & MODERN KITCHEN - UTILITY CUPBOARD - RE-FITTED BATHROOM & SEPARATE W.C - BRICK-PAVED FRONT & LANDSCAPED REAR GARDEN – FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, which has been Modernised Throughout, the property comprises in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Sitting Room with Bay Window, Main Lounge/Diner, Kitchen, Utility Cupboard, Staircase to the 1st Floor Landing with Access to the Insulated & Boarded Loft via Attached Ladders, Bedrooms 1, 2, 3, Family Bathroom & Separate W.c. The Outside Front is Brick-Paved, The Rear Garden is Landscaped. Outbuilding/Storage. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI 600 Combi-Boiler.

EPC Rating = C. Council Tax Band = C.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



MR HOMES
SALES & LETTINGS

Entrance Porch - 10' 4" x 3' 10" (3.15m x 1.17m) Max. Enter via Composite Front Door with 2 obscured glazed panels and uPVC obscured double glazed windows to front, side and rear; vinyl flooring; uPVC door with obscured glazed panel to rear garden; composite door for access to hallway.

Hallway - 10' 0" x 3' 0" (3.05m x 0.91m) Laminate flooring, Single panel radiator, Wall mounted alarm panel.

Cloakroom/ Downstairs W.c - 3' 8" x 3' 0" (1.12m x 0.91m) Tiled Flooring; Close Coupled W.c; Wall mounted wash hand basin with mixer tap; single panel radiator.

Sitting Room - 12' 11" into Bay Window x 10' 5" (3.93m x 3.17m) Accessed from Hallway via Timber Door with 2 Obscured Glazed Panels; Carpeted; uPVC Double Glazed Bay Window to Front; Double Panel Radiator; Fitted Custom Cupboards & Shelving to Alcoves; Electric Fireplace with Marble/Stone Hearth, Grate & Mantelpiece.

Main Lounge - 13' 9" x 11' 10" (4.19m x 3.60m) Max. Accessed from Hallway via Timber Door with 2 Obscured Glazed Panels; Laminate Flooring; uPVC Double Glazed Window to front; Single Panel Radiator; Wall Mounted Electric Fire with Remote; Custom Fitted Shelving to Recess/Alcove; Access to Kitchen via Timber Door with 2 Obscured Glazed Panels

Kitchen - Re-Fitted & Modern - 15' 8" x 7' 0" (4.77m x 2.13m) Laminate Flooring; Matching Wall and Base Units; Work Surfaces Over and Tiled Splashbacks; Stainless Steel Sink with Drainer and Mixer Tap; uPVC Double Glazed Window to Rear; Induction Hob with Extractor Hood Over; Electric Fan Assisted Oven; Integrated Dishwasher & Washing Machine; 8 Bar Vertical Radiator; Space for American Style Fridge/Freezer; Door to Utility Cupboard housing Electricity RCD Consumer Unit; uPVC Door with Double Glazed Half Panel to Rear Garden.

Utility Cupboard - Housing Electricity RCD Consumer Unit & Tumble-Dryer.

1st Floor Landing - 8' 7" x 3' 8" (2.61m x 1.12m) Fitted Carpet; uPVC Double Glazed Window to Rear; Access to all Bedrooms, Family Bathroom and W.c.; Hatch to Insulated & Boarded Loft; Loft Light Attached Ladder.

Bedroom 1 - Double - 12' 4" x 11' 11" (3.76m x 3.63m) Carpeted; Single Panel Radiator; uPVC Double Glazed Window to Front

Bedroom 2 - Double - 11' 10" max x 8' 6" (3.60m x 2.59m) Carpeted; Single Panel Radiator; uPVC Double Glazed Window to Rear

Bedroom 3 - Double - 10' 10" max x 9' 6" (3.30m x 2.89m) Carpeted; Single Panel Radiator; uPVC Double Glazed Window to Front

Family Bathroom - 6' 0" x 5' 11" (1.83m x 1.80m) Tiled Flooring & Walls; Panelled Bath with Mixer Shower Over; Glass Shower Screen; Chrome Ladder Radiator; Vanity Unit with Cupboards and Shelf; Sink with Mixer Tap; uPVC Double Glazed Window to Side; New BAXI 600 Combi Boiler Housed in Wall Unit.

W.c - 5' 8" x 2' 7" (1.73m x 0.79m) Tiled Flooring and Walls Up to Half Height; W.c. with Inset Wash Hand Basin & Mixer Tap; Single Radiator; uPVC Double Glazed Window to Rear.

Outside Front - Brick-Paved

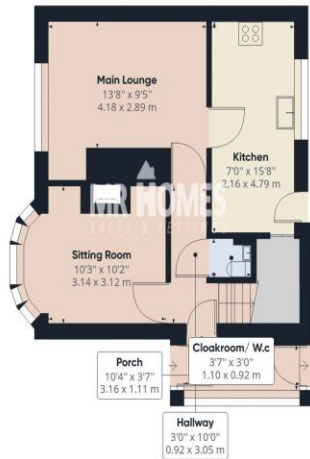
Rear Garden - South-East Facing

South-East Facing; Mainly Laid to Lawn; Decking with Pergola. Raised Paved Area to Rear; Outside Tap; Outside Light,

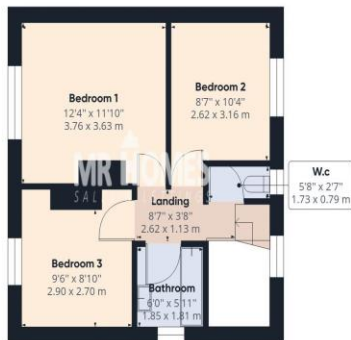
Outbuilding/ Storage



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⁾

913.16 ft²

84.84 m²

(1) Excluding balconies and terraces

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

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD