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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Cowbridge Road West,  
Ely, Cardiff  
CF5 5TD

Guide Price £215,000 to £225,000  
Freehold

# Cowbridge Road West, Ely, Cardiff, CF5 5TD

## Overview

- A DOUBLE BAY FRONTED TRADITIONALLY BUILT EXTENDED FAMILY HOME
- SOUTH FACING REAR GARDEN
- 3-BEDROOMS
- 2-RECEPTION ROOMS
- EXTENDED KITCHEN/DINER
- FAMILY BATHROOM with SEPARATE BATH & SHOWER CUBICLE
- LARGE GATED DRIVEWAY TO FRONT
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



A TRADITIONALLY BUILT & EXTENDED 3-BED SPACIOUS FAMILY HOME - DOUBLE BAY FRONTED - SOUTH FACING & ENCLOSED REAR GARDENS - 2-RECEPTION ROOMS - EXTENDED KITCHEN/DINER - PORCH ENTRANCE & INVITING HALLWAY - FAMILY BATHROOM with SEPARATE BATH & SHOWER CUBICLE - LARGE GATED DRIVEWAY - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - FREEHOLD.

**MR HOMES** are delighted to Offer **FOR SALE** this Double Bay Fronted & Spacious 3-Bedroom Family Home which has been Extended to the Rear, briefly comprising; Porch Entrance, Hallway, Living Room with Space Saving Sliding Doors to the Sitting Room. The Sitting Room has a Patio Sliding Door to the Rear Garden, the 21ft Kitchen/Diner has been Extended, from the Hallway, Staircase to the First Floor Landing, Bedrooms 1, 2, 3 & a 4-Piece Family Bathroom Suite. To the Front is a Stone Chipping Border & Flower Bed Border, a Large Gated Driveway and to the Rear is a South-Facing & Enclosed Rear Garden which has a Patio & a Garden Area. A Potting Shed & Workshop Benefit the Rear Garden. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30 CDi Combi-Boiler.



EPC Rating = Awaiting assessment...

Council Tax Band = D.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**

**PLEASE NOTE !!!- Viewings by Appointment Only...**

**Porch Entrance**

6' 2" x 1' 8" (1.88m x 0.51m)

**Hallway**

13' 7" x 6' 2" (4.14m x 1.88m)

**Living Room with Bay Window**

13' 2" x 12' 0" (4.01m x 3.65m)

**Sitting Room**

13' 11" x 11' 8" (4.24m x 3.55m)

**Kitchen/Diner**

21' 0" x 7' 4" min (6.40m x 2.23m)

**First Floor Landing**

8' 7" x 4' 11" (2.61m x 1.50m)

**Bedroom 1 with Bay Window**

13' 9" x 11' 10" (4.19m x 3.60m)

**Bedroom 2**

11' 11" x 11' 9" (3.63m x 3.58m)

**Bedroom 3**

8' 11" x 7' 8" (2.72m x 2.34m)

**Family Bathroom - 4-Piece Suite**

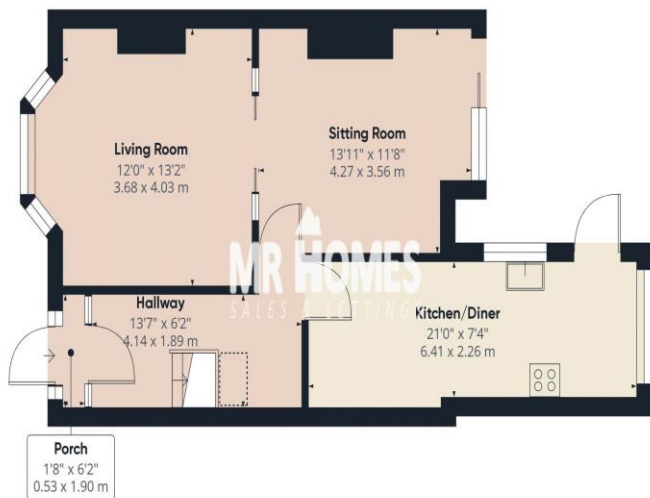
7' 8" x 6' 4" (2.34m x 1.93m)

**Outside Front - Stone Chippings & Flower Bed to Borders****Large Gated Driveway to Front****Rear Garden - Enclosed - SOUTH FACING**

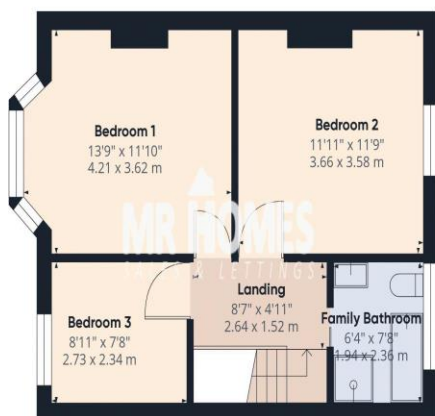
Patio to Laid Lawn, Stone Chippings, Turned Soil Patches & Flower Beds to Borders. Access to Large Workshop & Potting Shed. Outside Tap & Light.



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<sup>(1)</sup>**

1051.61 ft<sup>2</sup>  
97.7 m<sup>2</sup>

**Reduced headroom**

5.09 ft<sup>2</sup>  
0.47 m<sup>2</sup>

(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.

GIRAFFE360

## CARDIFF OFFICE

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