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www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Cowbridge Road West  
Ely. Cardiff  
CF5 5DB

Guide Price £210,000 - £220,000  
Freehold

# Cowbridge Road West, Ely. Cardiff. CF5 5DB

## Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 3-BED SEMI-DETACHD FAMILY HOME
- POSSIBLE ROOM FOR DEVELOPMENT - Subject to Planning Permission
- RE-FITTED KITCHEN/ BREAKFAST ROOM
- RE-FITTED SHOWER/ WET ROOM
- VENDOR ERECTED A NEW ROOF & NEW WINDOWS



Guide Price: £210,000 to £220,000

**NO CHAIN  
FREEHOLD**

MOVE STRAIGHT INTO THIS 3-BEDROOM SEMI-DETACHED FAMILY HOME - VENDOR HAS FITTED A NEW ROOF, NEW WINDOWS, RE-FITTED THE KITCHEN/BREAKFAST ROOM & SHOWER/ WET ROOM. PORCH ENTRANCE - SPACIOUS LIVING ROOM - LARGE FRONT GARDEN with SIDE GATE ACCESS INTO THE LOW-MAINTENANCE & ENCLOSED REAR GARDEN - LARGE DRIVEWAY TO FRONT HOLDS SEVERAL VEHICLES.

**MR HOMES** Offer *FOR SALE* with No Chain this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Living Room with Two Front Facing Windows bringing in plenty of Natural Light, Re-Fitted Kitchen/ Breakfast Room, Large Under stair Storage/ Utility Cupboard, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted Shower/ Wet Room. The Outside Front has a Very Large Front Garden, there is Side Gate Access into the Low-Maintenance & Enclosed Rear Garden. Large Driveway to Front Holds Several Vehicles. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Combi-Boiler.

EPC Rating = D. Council Tax Band = D.

To submit your offer, please call the Branch or visit:  
<https://www.mr-homes.co.uk/make-an-offer>

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST, call 02920 204 555 option 4**



**Porch Entrance**

6' 0" x 3' 0" (1.83m x 0.91m)

**Hallway**

4' 0" x 3' 2" (1.22m x 0.96m)

**Living Room**

13' 0" x 11' 9" (3.96m x 3.58m)

**Kitchen/ Breakfast Room**

13' 7" x 9' 0" (4.14m x 2.74m)

**Understair Storage/ Utility**

10' 0" x 2' 9" (3.05m x 0.84m)

**1st Floor Landing**

8' 0" x 4' 3" (2.44m x 1.29m)

**Bedroom 1**

13' 0" x 10' 0" (3.96m x 3.05m)

**Bedroom 2**

9' 7" x 9' 0" (2.92m x 2.74m)

**Bedroom 3**

10' 0" x 6' 6" (3.05m x 1.98m)

**Shower/ Wet Room**

6' 10" x 5' 0" (2.08m x 1.52m)

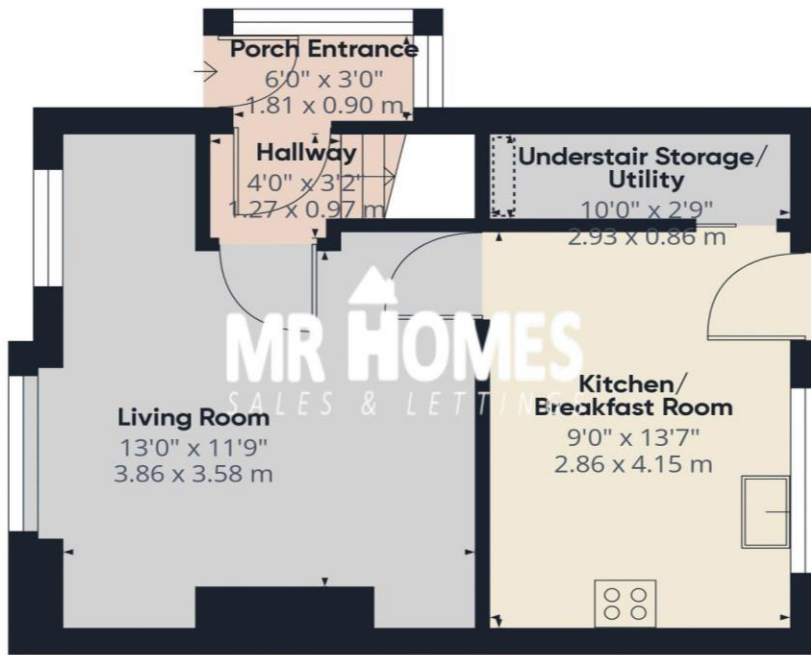
**Large Front Garden with Side Gate Access to Rear Garden**

**Large Driveway to Front**

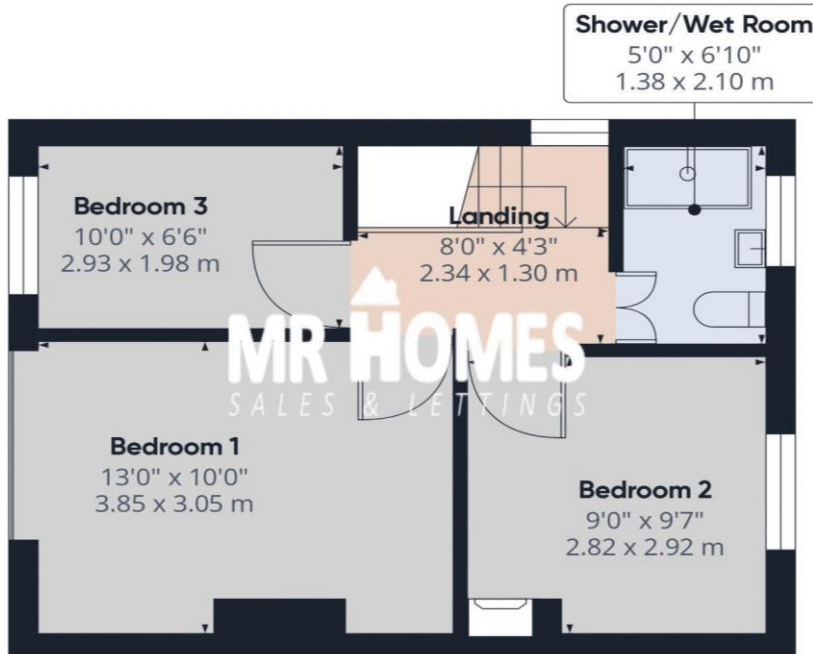
**Rear Garden is Enclosed & Low-Maintenance**



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



## CARDIFF & THE VALE

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