

02920 204 555

Homes House.

Suite 9 & 10

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Cowbridge Road West
Ely. Cardiff
CF5 5TB

Guide Price £200,000 - £210,000
Freehold

Cowbridge Road West, Ely. Cardiff. CF5 5TB

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- 20ft LIVING ROOM
- FITTED KITCHEN
- DOWNSTAIRS W.C
- PLENTY OF STORAGE
- ATTRACTIVE FRONT GARDEN
- BEAUTIFUL & ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- FREEHOLD.



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SOLD NO CHAIN
FREEHOLD

MR HOMES are delighted to offer *FOR SALE* this 3 bedroom Semi Detached Property. You're welcomed to the property via a gated, private drive. The property boasts generous living space ideal for entertaining and family gatherings. The property features a Hallway, Kitchen with a Pantry, W.C and Storeroom. Upstairs; Three generous sized bedrooms and a Family bathroom. With central heating BAXI Platinum 28kw HE A Combi- Boiler, double glazing, and ample storage.

Enjoy a private, well-maintained garden perfect for relaxation and outdoor activities. Families will appreciate the several well-regarded schools, including Herbert Thompson Primary School and Ysgol Gymraeg Pwll Coch. Nearby is a Leisure Centre with a pool and a short commute to Victoria Park. Commuting is a made easy with excellent transport links. The property is conveniently located near the A48 and M4 motorway, providing swift access to Cardiff City Centre and beyond. The regular bus services operate along Cowbridge Road West taking you through Canton and into the City Centre near Cardiff Central Railway Station. Whether you're starting a family, seeking a vibrant community, or looking for a sound investment, this property ticks all the boxes. Make this once loved house a home.

Prime Location: Situated on Cowbridge Road West, the property offers easy access to a number of local amenities and excellent transport links

EPC Rating = D & Council Tax Band = D

To submit your offer, please visit: WWW.MR-HOMES.CO.UK/MAKE-AN-OFFER or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4



Entrance Hallway

8' 0" x 5' 7" (2.44m x 1.70m)

Enter via uPVC Obscured D/g Door, Fitted Carpet, uPVC Obscured D/g Window to Front, Radiator.

Living Room

20' 0" x 12' 0" (6.09m x 3.65m)

Fitted Carpet, uPVC D/g Window to Front, 2x Panel Radiators, Gas Fireplace, uPVC D/g French Doors to Rear Garden.

Kitchen

11' 0" x 7' 0" min (3.35m x 2.13m)

Vinyl Flooring, Matching Wall & Base Units, Work Surfaces Over, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Rear, Gas Cooker Connector, Panel Radiator, Wall Meter Cupboard housing Electricity Meter & Fuse Box.

Pantry

3' 9" x 2' 0" (1.14m x 0.61m)

Understairs Storage Cupboard

6' 6" x 3' 0" (1.98m x 0.91m)

Outhouse

7' 6" x 3' 0" (2.28m x 0.91m)

Downstairs W.C

5' 3" x 3' 0" (1.60m x 0.91m)

Close-Coupled W.c, uPVC Obscured D/g Window to Side.

Store Room

5' 1" x 3' 0" (1.55m x 0.91m)

Outhouse/ Store Room

7' 4" x 6' 0" (2.23m x 1.83m)

1st Floor Landing

7' 4" x 7' 0" (2.23m x 2.13m)

Fitted Carpet, uPVC D/g 'Tilt & Turn' Window to Rear, Door to Airing Cupboard housing BAXI Platinum HEA Combi-Boiler. Hatch to Loft, Door to 2nd Storage Cupboard.

Bedroom 1

11' 0" x 10' 6" (3.35m x 3.20m)

Fitted Carpet, 2x uPVC D/g Windows to Front, Panel Radiator.

Bedroom 2

12' 6" x 8' 0" (3.81m x 2.44m)

Fitted Carpet, uPVC D/g 'tilt & turn' Window to Side.

Bedroom 3

9' 2" x 9' 0" (2.79m x 2.74m)

Fitted Carpet, uPVC D/g 'tilt & turn' Window to Rear, Panel Radiator.

Attractive Front Garden

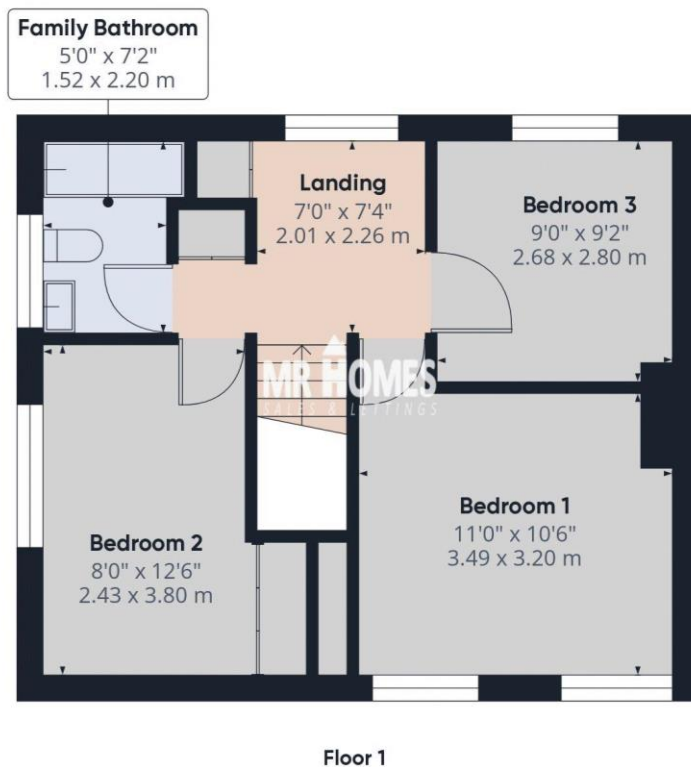
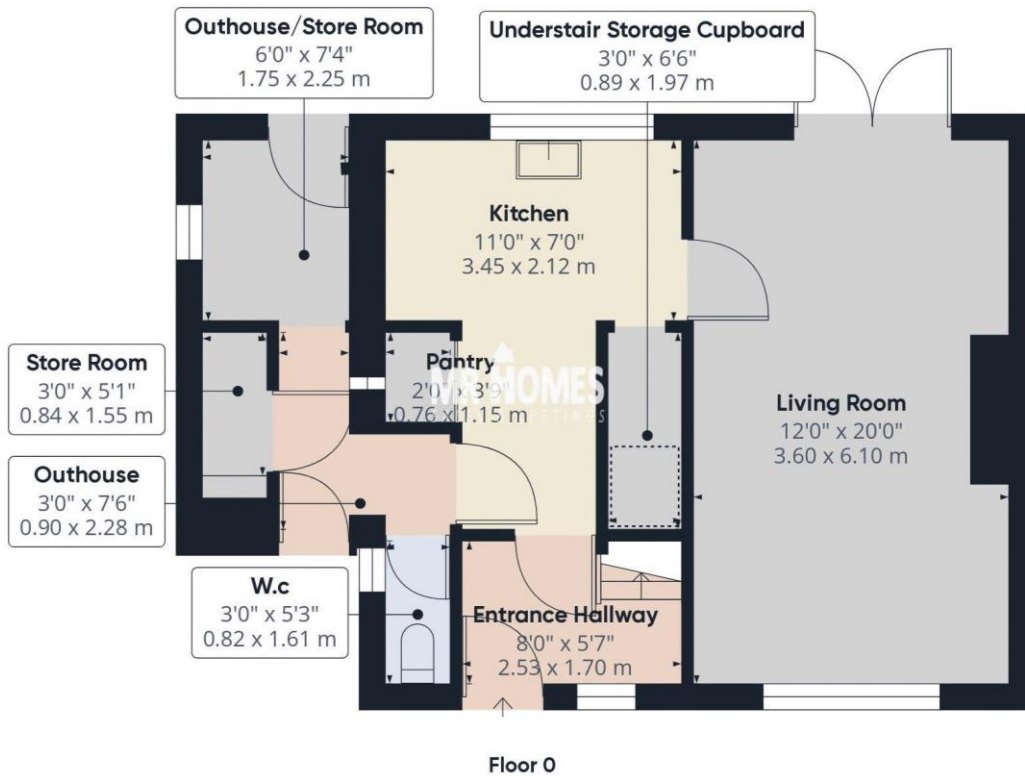
Private Driveway to Front

Beautiful Rear Garden - Enclosed

Patio to Laid Lawn with Planted Flower & Shrubs. Wood Panel Storage Shed with Guttering & Water Butt. 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.



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