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MR HOMES
SALES & LETTINGS



Barnard Avenue,
Lower Ely,
Cardiff CF5 5AU

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

Barnard Avenue, Lower Ely, Cardiff. CF5 5AU.

- 3-BED FAMILY HOME
- 3x DOUBLE BEDROOMS
- SPACIOUS 19ft LIVING ROOM
- OPEN-PLAN KITCHEN/BREAKFAST ROOM
- UPSTAIRS FAMILY BATHROOM
- OUTSIDE STORAGE LOCKUP
- CARPORT TO REAR GARDEN for OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with CONDENSING BOILER
- LONG LEASEHOLD - 957 Years Remaining



3x DOUBLE BEDROOM FAMILY HOME - SPACIOUS 19ft LIVING ROOM - OPEN-PLAN KITCHEN/BREAKFAST ROOM - UPSTAIRS FAMILY BATHROOM - ENCLOSED REAR GARDEN - OUTSIDE STORAGE LOCKUP - CARPORT for OFF-ROAD PARKING - LEASEHOLD 957 Approx. Years Remaining.

MR HOMES are pleased to Offer **FOR SALE** in the Sought After Location of Lower Ely, this 3-Double Bedroom Family Home, Ideal for 1st Time Buyers. The property comprises in brief; Porch Entrance, Living Room, Kitchen/Breakfast Room Open-Plan to the Hallway, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Front Garden is Low-Maintenance with a Laid Patio, The Rear Garden is also Enclosed & Low-Maintenance. There is an Outside Storage Lockup & a Carport for Off-Road Parking with Double Gates Leading onto Barnard Avenue. uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant ecoTec plus 412 Condensing Boiler.



EPC Rating = Awaiting Assessment...

Council Tax Band = C.

**Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.**

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Porch Entrance

5' 9" x 5' 8" (1.75m x 1.73m)

Living Room

19' 1" x 12' 10" (5.81m x 3.91m)

Kitchen/Breakfast Room

19' 1" x 7' 11" (5.81m x 2.41m)

Hallway

7' 2" x 4' 0" (2.18m x 1.22m)

1st Floor Landing

9' 4" x 5' 1" (2.84m x 1.55m)

Bedroom 1 with Fitted Wardrobe

12' 11" x 9' 3" (3.93m x 2.82m)

Bedroom 2

10' 0" x 9' 6" (3.05m x 2.89m)

Bedroom 3 with Fitted Wardrobe

7' 0" x 7' 8" (2.13m x 2.34m)

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

Outdoor Storage Lockup

9' 9" x 8' 2" (2.97m x 2.49m)

Front Garden - Low-Maintenance

Rear Garden - Enclosed & Low-Maintenance - Double Gates to Rear

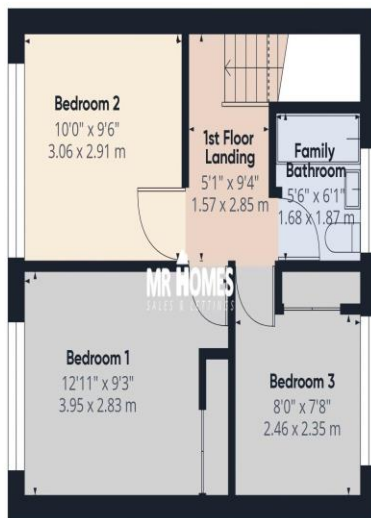
Carport & Off-Road Parking to Rear Garden Accessed via Double Gates



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. 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⁾

912.03 ft²

84.73 m²

Reduced headroom

31.65 ft²

2.94 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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