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MR HOMES
SALES & LETTINGS



Grand Avenue
Ely, Cardiff
CF5 4QH

£239,950 to £249,950
Freehold

Grand Avenue, Ely, Cardiff, CF5 4QH.

- 3-BED SEMI
- MODERNISED THROUGHOUT
- 26ft THROUGH LOUNGE/DINER
- LOG BURNER
- MODERN BATHROOM
- LARGE REAR GARDEN
- LARGE OUTBUILDING
- uPVC D/G & GAS C/H
- CLOSE TO SCHOOLS / SHOPS
- FREEHOLD



MR Homes are delighted to represent our client in bringing to market this 3-Bedroom Semi-Detached Family Home comprising in brief: Entrance Hallway (with Real Wood Flooring that extends into the double reception room); Spacious 26ft Through Lounge & Dining Room; Fitted Kitchen; Staircase rising to First Floor Landing providing access to Bedrooms 1, 2 & 3 and the Re-Fitted Stylish Bathroom. To the Front is an Enclosed Garden mainly laid to lawn with a Lockable Side gate giving access into the Large Rear Garden. There is also a Large Block Built Outbuilding. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 29 CDi Classic Combi-Boiler.

EPC Rating: TBC

Council Tax Band: C

Mains Electricity and Gas, Water and Sewage Connected to Main Drains

Viewings Strictly by Appointment ONLY

PLEASE CALL 02920 204 555

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FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD



Entrance Hallway

Real Wood Flooring - Cupboard housing Electric RCD Consumer Unit - Inset Spotighting to Ceiling.

Through Lounge & Dining Room

26' 10" into Bay Window x 11' 11" (8.17m x 3.63m)
Real Wood Flooring cont'd from Entrance Hall, Log Burner, uPVC D/g Bay Window to Front - uPVC D/g Double French Patio Doors to Rear Garden.

Kitchen

11' 11" x 9' 7" (3.63m x 2.92m)
Vinyl Flooring - Matching Wall & Base Units with Work Surfaces Overand tiled splash backs; 4-ring gas hob; integrated electric oven; stainless steel sink with draining board and stainless steel mixer tap;- Integrated Fridge-Freezer - Plumbed for Washing Machine & Dishwasher - Space for Tumble-Dryer - Worcester Greenstar 29 CDi Classic Combi-Boiler housed in Wall Unit.uPVC DG window to side and uPVC door with obscured DG panel providing access to rear garden

Staircase to 1st Floor Landing

Fitted Carpet - Inset Spotighting to Ceiling - Hatch to Insulated & Partially Boarded Loft - Doors to Bedrooms 1, 2, 3 & Bathroom.

Bedroom 1

13' 7" x 12' 0" (4.14m x 3.65m)
Laminate wood flooring; modern radiator; uPVC DG window to rear

Bedroom 2

10' 11" x 10' 5" (3.32m x 3.17m)
Amtico Flooring; modern radiator; uPVC DG window to front

Bedroom 3

9' 10" x 7' 3" (2.99m x 2.21m)
Amtico Flooring; modern radiator; uPVC DG window to rear

Bathroom - Re-Fitted & Modern

6' 7" x 5' 9" (2.01m x 1.75m)
Vinyl flooring; partly tiled walls; Panel bath with Mixer Tap, Mixer Shower Over with Dual Rainfall & Hand Held Shower Heads - Glass Shower Screen - Wash Hand Basin & Close-Coupled W.c Housed in Vanity with Tops Over - Inset Spotighting to Ceiling - Ladder Radiator.

Front Garden - Enclosed

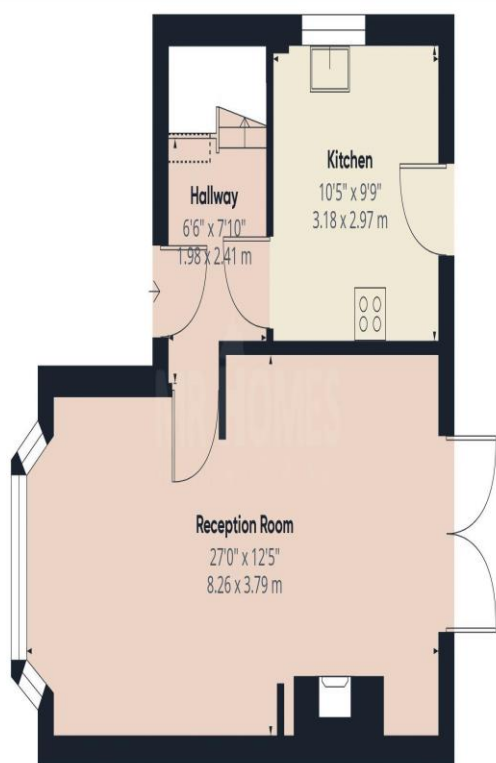
Lockable Side Gate Access into the Large Rear Garden.

Rear Garden - Patio to Laid Lawn.

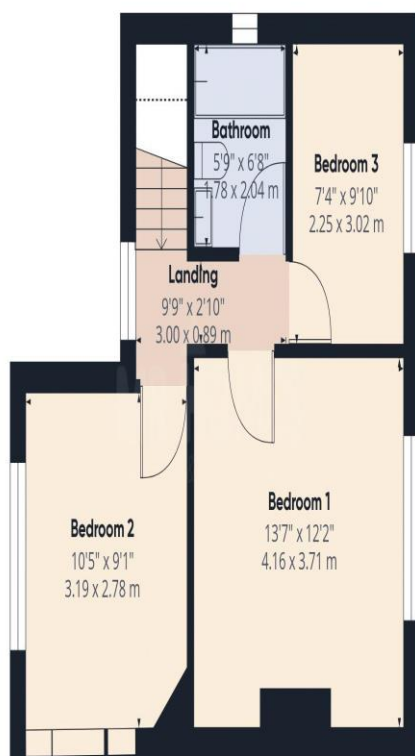
Outside Power Points & Outside Tap.

Large Outbuilding - Block Built





Floor 0



Floor 1



Approximate total area⁽¹⁾

882.21 ft²

81.96 m²

Reduced headroom

8.83 ft²

0.82 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

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.

CARDIFF & THE VALE

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