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MR HOMES
SALES & LETTINGS



Charteris Road,
Ely, Cardiff
CF5 4EW

Guide Price £179,950 to £189,950
Freehold

Charteris Road, Ely, Cardiff. CF5 4EW.

- 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOMS
- DOWNSTAIRS W.C
- PORCH ENTRANCE
- LARGE FRONT GARDEN
- PRIVATE 'GATED' DRIVEWAY
- SIDE GATE ACCESS TO REAR GARDEN
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD



3-BED SEMI-DETACHED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOMS - PORCH ENTRANCE - DOWNSTAIRS W.C - UPSTAIRS SHOWER ROOM - PRIVATE 'GATED' DRIVEWAY - SIDE GATE ACCESS INTO LARGE REAR GARDEN - OUTBUILDING/UTILITY – FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Downstairs W.c, Living Room Open-Plan to the Dining Room, Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Shower Room. The Enclosed Front Garden is Laid Lawn, there is a Lockable Side Gate giving access into the Large & Enclosed Rear Garden, where there is also an Outbuilding/Utility with PowerPoints & Plumbing for a Washing Machine. To the Front is a Private 'Gated' Driveway. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating.



EPC Rating = D. & Council Tax Band = B.
Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, is close to schools and has excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
PLEASE CONTACT MR HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK



Entrance Porch - 6' 6" x 3' 0" (1.98m x 0.91m)

uPVC Door With uPVC Obscured Textured Glass To Front.
Wooden Window Frames With Obscured Textured Glass To Left
& Right Hand Side. Wooden Door Leading Into Hallway

Hallway - 13' 1" x 2' 11" (4m x 0.90m)

Fitted Carpet Radiator Stairs Leading To 1st Floor Landing
Understairs Storage Cupboard Doors Leading To WC, Living
Room & Kitchen.

W.c - 4' 11" x 3' 7" (1.50m x 1.09m)

W.c Obscured Textured Glass Window To Side Houses Glow
Warm Micron Boiler & Cupboard Housing Electric Meter & RCD
Consumer Unit. Ceiling Light

Kitchen - 9' 10" x 7' 0" (2.99m x 2.13m)

Vinyl Flooring Matching Wall & Base Units With Work Surfaces
Over. Tiled Splash Backs. Space For Gas Cooker with Extractor
Hood Over And Under Counter Fridge & Freezer. Stainless Steel
Sink With Draining Board And Stainless Steel Mixer Tap. Plumbed
for Washing Machine. Ceiling Light. uPVC D/g Window And
Partially Glazed uPVC Door (With Cat Flap) Providing Access To
Rear Garden.

Living Room - 13' 7" x 12' 1" (4.14m x 3.68m)

Fitted Carpet. Ceiling Light Gas Fire With Surround. Radiator
Coving To Ceiling. uPVC D/g Windows To Rear Open-Plan To
Dining Room

Dining Room - 12' 2" x 9' 7" (3.71m x 2.92m)

Laminate Flooring. Ceiling Light Radiator. Wooden Fire Surround
with Base. Coving To Ceiling. uPVC D/g Window To Front.

Staircase To 1st Floor Landing - 6' 6" x 4' 0" (1.98m x 1.22m)

Fitted Carpet. uPVC D/g Window To Side. Ceiling Light Doors To
Bedroom 1, 2, 3 & Shower Room Hatch To Loft

Bedroom 1 - 13' 7" x 10' 4" (4.14m x 3.15m)

Laminate Flooring. Ceiling Light. Radiator Fitted Floor To Ceiling
Wardrobes. uPVC D/g Window To Rear.

Bedroom 2 - 10' 10" x 9' 6" (3.30m x 2.89m)

Laminate Flooring Ceiling Light. Fitted Wardrobes. Radiator.
uPVC D/g Window To Front.

Bedroom 3 - 10' 0" x 7' 0" (3.05m x 2.13m)

Laminate Flooring Ceiling Light. Fitted Cupboard. Radiator. uPVC
D/g Window To Rear.

Shower Room - 6' 5" x 7' 0" (1.95m x 2.13m)

Vinyl Flooring. Tiled Walls. Large Walk-In Shower Cubicle With
Electric Shower. Pedestal Wash Hand Basin with Hot & Cold
Taps. W.c Wall Mounted Electric Extractor Fan & Wall Heater.
uPVC Obscured D/g Window To Front.

Front Garden - Enclosed -

Double Gate Access To Driveway. Side Gate Access To Large Rear
Garden. Driveway & Front Lawn

Private 'Gated' Driveway to Front

Rear Garden - Enclosed

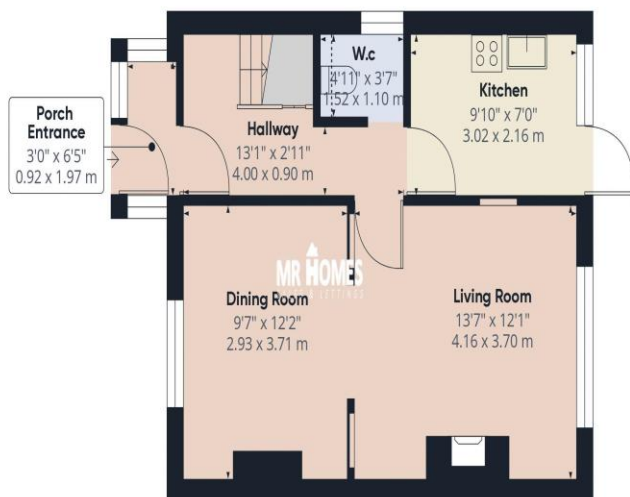
Large Garden with Tall Mature Trees to Rear of Garden. Access
To Outbuilding/Utility with Window To Front & Side. Side Gate
Access To Side/Front Of House

Outbuilding/Utility

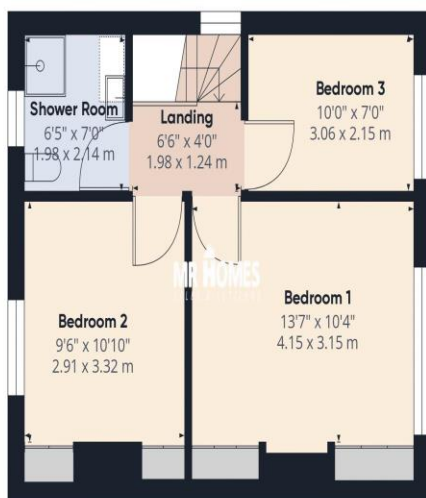
PowerPoints & Lighting, Plumbing for Washing Machine.



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⁾

871.23 ft²
80.94 m²

Reduced headroom

2.15 ft²
0.2 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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