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MR HOMES
SALES & LETTINGS



Howell Road,
Ely, Cardiff
CF5 4HY

Guide Price £195,000 to £205,000
Freehold

Howell Road, Ely, Cardiff. CF5 4HY.

- IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOMS
- FITTED KITCHEN
- INVITING ENTRANCE HALLWAY
- MODERN FAMILY BATHROOM
- PRIVATE DOUBLE DRIVEWAY
- ROOF COVERED SIDE ENCLOSURE
- LARGE & ENCLOSED REAR GARDEN
- OUTBUILDING with W,C - OUTBUILDINGS & KENNELS with FLOOR DRAINAGE
- FREEHOLD



A VERY WELL PRESENTED & MODERNISED 3-BEDROOM SEMI-DETACHED FAMILY HOME –
SOUTH-WEST FACING REAR GARDEN –
OPEN-PLAN LIVING & DINING ROOMS - FITTED KITCHEN -
MODERN BATHROOM - DOUBLE DRIVEWAY –
OUTBUILDING & OUTSIDE W.C - KENNELS & OUTBUILDINGS/
STORAGE with FLOOR DRAINAGE –
FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Understair Meter/Storage Cupboard, Living Room Open-Plan to the Dining Room, Kitchen, Staircase to the 1st Floor Landing with Hatch to the Insulated Loft, Doors to Bedrooms 1, 2, 3 & the Family Bathroom. The Outside Front is Low-Maintenance. Double Driveway to Front. Side Door to the Roof Covered Side Enclosure which leads to the Large, Enclosed & Low-Maintenance Rear Garden. Outbuilding with Outside W.c & Storage. 4x Outbuildings/Kennels with Floor Drainage. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30 Si Compact NG Condensing Combi-Boiler.



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

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK

Entrance Hallway

13' 4" x 3' 2" min (4.06m x 0.96m)

Meter/Storage Cupboard - (housing Gas & Electric Meters & RCD Consumer Unit)

5' 4" x 3' 6" (1.62m x 1.07m)

Living Room & Dining Room - Open-Plan

23' 3" x 12' 0" (7.08m x 3.65m)

Kitchen

9' 3" x 7' 0" (2.82m x 2.13m)

Landing

6' 11" x 4' 5" (2.11m x 1.35m)

Bedroom 1

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 2

12' 0" x 9' 8" (3.65m x 2.94m)

Bedroom 3

9' 4" x 7' 1" (2.84m x 2.16m)

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Airing Cupboard housing

Outside Front - Low-Maintenance

Side Door into Roof Covered Side Enclosure

Large Rear Garden - Enclosed & Low-Maintenance

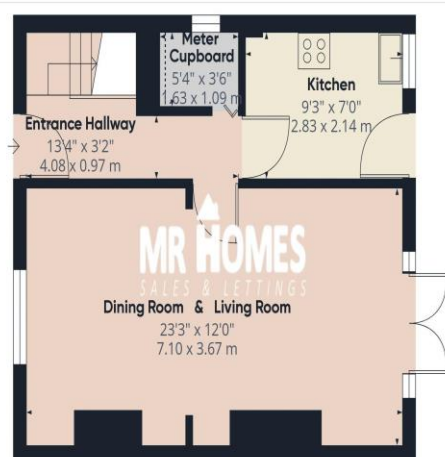
Outbuilding - Storage & Outside W.c

4x Outbuildings / Kennels - with Floor Drainage.

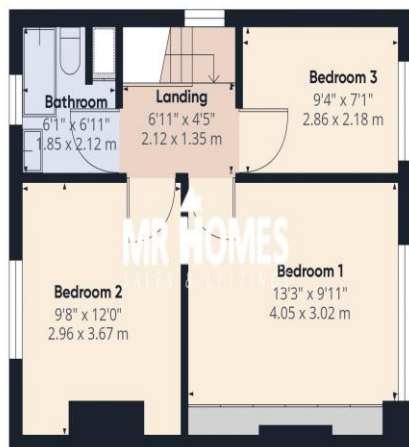
Private Double Driveway to Front



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

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Approximate total area⁽¹⁾

823.22 ft²
76.48 m²

Reduced headroom

1.08 ft²
0.1 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 (PMS 3C) standard.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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