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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Greenfarm Road  
Ely  
Cardiff. CF5 4RJ

Guide Price £189,950 to £199,950  
Freehold

# Greenfarm Road, Ely, Cardiff. CF5 4RJ.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SUNROOM/ CONSERVATORY
- DOWNSTAIRS BATHROOM SUITE
- PRIVATE DOUBLE DRIVEWAY
- SIDE ACCESS TO LARGE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN  
3-BED SEMI-DETACHED FAMILY HOME - LARGE & ENCLOSED  
REAR GARDEN - PRIVATE DOUBLE DRIVEWAY - SPACIOUS  
LIVING ROOM - KITCHEN/BREAKFAST ROOM - SUNROOM/  
CONSERVATORY - DOWNSTAIRS BATHROOM SUITE -  
FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Living Room, Kitchen/Breakfast Room, Sunroom/ Conservatory, Downstairs Bathroom Suite, 1st Floor Landing, Bedrooms 1, 2, & 3. The Outside Front has a Double Driveway, A Lockable Side Gate Accesses the Large & Enclosed Rear Garden. The Property benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI 800 Combi-Boiler.

**EPC Rating = D. 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](http://WWW.MR-HOMES.CO.UK)



**Entrance Porch**

5' 7" x 5' 0" (1.70m x 1.52m)

**Hallway**

9' 6" x 3' 1" (2.89m x 0.94m)

**Living Room**

14' 9" x 11' 10" (4.49m x 3.60m)

**Kitchen/Breakfast Room**

11' 10" x 8' 0" (3.60m x 2.44m)

**Sunroom/ Conservatory**

8' 4" x 7' 6" (2.54m x 2.28m)

**Family Bathroom**

5' 8" x 4' 10" (1.73m x 1.47m)

**First Floor Landing**

8' 2" x 3' 4" (2.49m x 1.02m)

**Bedroom 1**

12' 0" x 11' 11" (3.65m x 3.63m)

**Bedroom 2**

11' 11" x 7' 8" (3.63m x 2.34m)

**Bedroom 3**

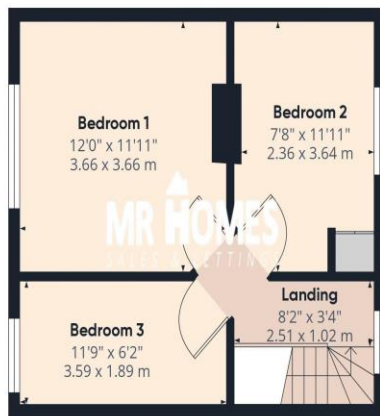
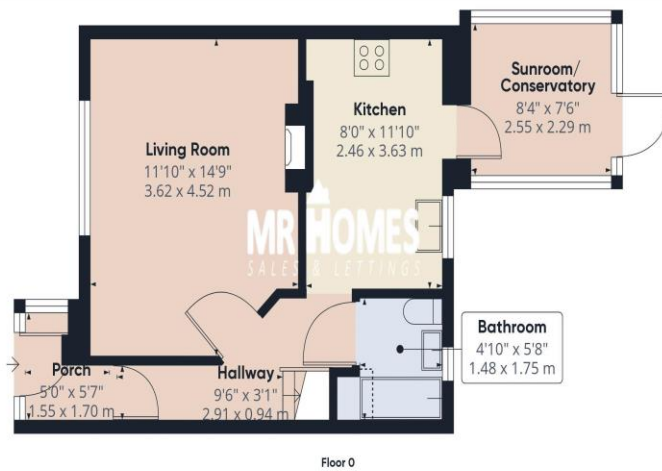
11' 9" x 6' 2" (3.58m x 1.88m)

**Double Driveway to Front**

**Rear Garden - Large & Enclosed**



**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.



**Approximate total area<sup>(1)</sup>**

775.97 ft<sup>2</sup>  
72.09 m<sup>2</sup>

**Reduced headroom**

5.17 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(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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