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Homes House, Suite 9 & 10  
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Email: SALES@mr-homes.co.uk

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

**MR HOMES**  
SALES & LETTINGS



Haverford Way  
Ely, Cardiff  
CF5 5EN

£215,000  
Freehold

# Haverford Way, Caerau, Cardiff, CF5 5EN

- NO CHAIN
- SUBSTANTIAL SOUTH WEST FACING REAR GARDEN
- 2 LARGE RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- BOARDED LOFT
- LARGE FAMILY BATHROOM
- GARDEN SHED with POWER & LIGHT
- uPVC D/G & GAS C/H with COMBI
- HIVE SYSTEM
- FREEHOLD



NO CHAIN - CORNER PLOT - LARGE SOUTH WEST FACING REAR GARDENS - MODERNISED THROUGHOUT - MOVE STRAIGHT IN - 2x RECEPTION ROOMS - WOOD CABIN with POWER & LIGHTING - BOARDED LOFT - GAS C/H with COMBI-BOILER & HIVE SYSTEM - uPVC D/G WINDOWS – FREEHOLD

**MR HOMES** are very pleased to Offer FOR SALE this 3-Bedroom Semi-Detached Modern Family Home, comprising in brief; Entrance Hallway; 20ft Living Room; Dining Room/2nd Reception Room with Service Hatch to the Modern Fitted Kitchen; Large Storage Cupboard; Staircase to the 1st Floor Spacious Landing with access to Boarded Loft via Wooden Fold Down Ladders; Bedrooms 1, 2, & 3 and Family Bathroom. Low-maintenance Enclosed Front Garden; Lockable Side Gate provides access into Large, Enclosed Side & Rear South West Facing Gardens. Wood Cabin to Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by Ideal LOGIC c30 Combi-Boiler.



**EPC Rating: D**  
**Council Tax Band: C**  
**Mains Electricity and Gas. Water and Sewerage Connected to Main Drains**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**



**Entrance Hall**

8' 1" x 5' 1" (2.46m x 1.55m)

**Living Room**

11' 10" x 20' 1" (3.60m x 6.12m)

**Dining Room**

7' 11" x 14' 6" (2.41m x 4.42m)

**Kitchen**

5' 5" x 14' 4" (1.65m x 4.37m)

**First Floor Landing**

5' 8" x 6' 11" (1.73m x 2.11m)

**Bedroom 1**

11' 10" x 10' 8" (3.60m x 3.25m)

**Bedroom 2**

8' 0" x 12' 7" (2.44m x 3.83m)

**Bedroom 3**

8' 8" x 9' 1" (2.64m x 2.77m)

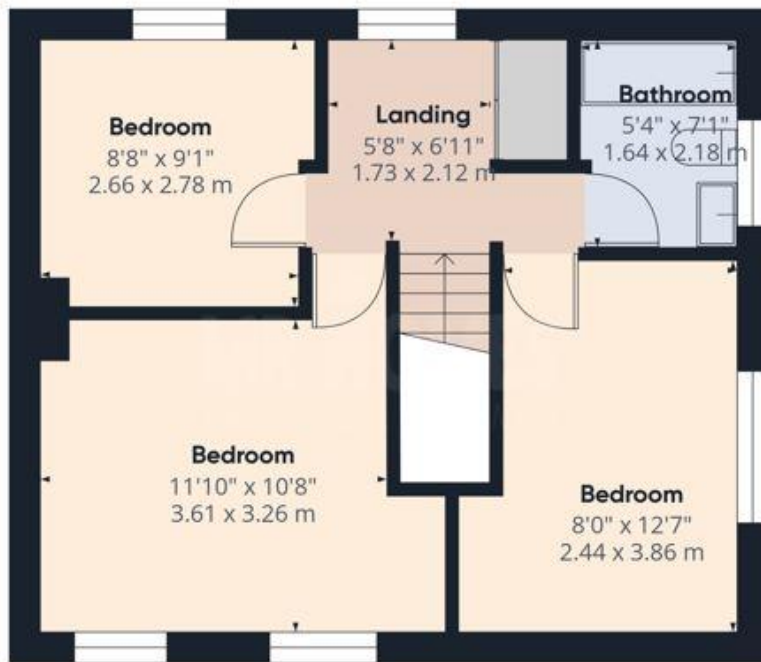
**Family Bathroom**

5' 4" x 7' 1" (1.62m x 2.16m)





Floor 0



Floor 1

**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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