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MR HOMES
SALES & LETTINGS



Grand Avenue,
Ely, Cardiff
CF5 4QJ

Guide Price £220,000 to £230,000
Freehold

Grand Avenue, Ely, Cardiff. CF5 4QJ.

- 3-BED 'DUTCH STYLE' FAMILY HOME
- 2 SEPARATE RECEPTION ROOMS
- RE-FITTED & MODERN KITCHEN
- UTILITY ROOM with DOWNSTAIRS W.C
- PORCH ENTRANCE
- MODERN FAMILY BATHROOM
- PRIVATE 'BRICK-PAVED' DRIVEWAY
- FANTASTIC LANDSCAPED LARGE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



3-BED 'Dutch Style' SEMI-DETACHED FAMILY HOME
IDEAL PROPERTY FOR 1st TIME BUYERS
YOU CAN MOVE STRAIGHT IN AS THE PROPERTY IS VERY WELL
PRESENTED THROUGHOUT
PORCH ENTRANCE - 2 SEPARATE RECEPTION ROOMS
A MODERN RE-FITTED KITCHEN - UTILITY/DOWNSTAIRS W.C
MODERN FAMILY BATHROOM SUITE
LARGE BRICK-PAVED DRIVEWAY - SIDE GATE ACCESS INTO THE LARGE
& ENCLOSED LANDSCAPED REAR GARDEN
FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom 'Dutch Style' Semi-Detached Family Home, comprising in brief; Large Porch Entrance, Hallway, Living Room, Dining Room, Kitchen, Utility Room with Downstairs W.c, 1st Floor Split-Landing, Bedroom1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Outside Front is Low-Maintenance, with a Large 'Brick-Paved' Private Driveway, a Lockable Side Gate giving access into the Large & Enclosed Landscaped Rear Garden. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Combi-Boiler.



360 Degree VR Tour Link:

<https://tour.giraffe360.com/grandavenue416ap/>

EPC Rating = D. Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

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



Porch Entrance

5' 9" x 5' 8" (1.75m x 1.73m)

Hallway

6' 9" x 3' 11" (2.06m x 1.19m)

Living Room

13' 1" x 11' 11" (3.98m x 3.63m)

Dining Room

11' 10" x 9' 6" (3.60m x 2.89m)

Kitchen - Re-Fitted & Modern

12' 0" x 9' 6" (3.65m x 2.89m)

Utility Room & Downstairs W.c

5' 9" x 5' 0" (1.75m x 1.52m)

First Floor Split-Landing

Door to Airing Cupboard housing Combi-Boiler - Hatch to Insulated Loft

Bedroom 1

13' 1" x 12' 0" (3.98m x 3.65m)

Bedroom 2

11' 10" x 9' 5" (3.60m x 2.87m)

Bedroom 3

12' 0" x 5' 11" (3.65m x 1.80m)

Family Bathroom

6' 5" x 4' 11" (1.95m x 1.50m)

Outside Front Driveway

Fully Brick-Paved Enclosed by Feather Edge Fencing. Lockable Side Gate Access into the Rear Garden.

Rear Garden - Large & Enclosed by Feather Edge Fencing.

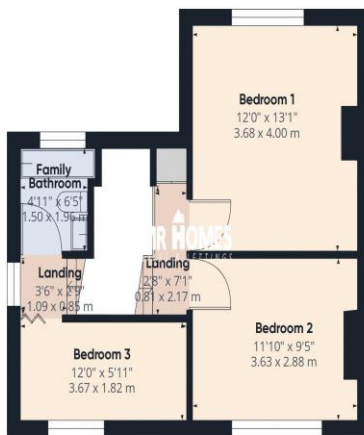
Full Width Patio, Sleepers Bordering a Large Natural Stone Patio. Strips of Astroturf to Children's Playing Areas. Flower Beds to Borders. Outside Tap.



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⁾

889.42 ft²
82.63 m²

Reduced headroom

0.43 ft²
0.04 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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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer