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MR HOMES
SALES & LETTINGS



Cowbridge Road West,
Ely, Cardiff
CF5 5BY

Guide Price £199,950 to £209,950
Freehold

Cowbridge Road West, Ely, Cardiff CF5 5BY.

- IMMACULATE 3-BED FAMILY HOME
- RENOVATED TO A HIGH STANDARD THROUGHOUT
- YOU CAN SIMPLY MOVE STRAIGHT IN
- IDEAL FOR 1st TIME BUYERS
- PLASTERED WALLS & CEILINGS THROUGHOUT
- RE-FITTED & MODERN KITCHEN/BREAKFAST ROOM
- MODERN 3-PIECE BATHROOM SUITE
- TRIPLE DRIVEWAY
- VERY LARGE & ENCLOSED REAR GARDENS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



IMMACULATE 3-BEDROOM FAMILY HOME
IDEAL FOR FIRST TIME BUYERS - YOU CAN MOVE STRAIGHT IN
AS THE DECOR THROUGHOUT IS TO A HIGH STANDARD
RE-FITTED & MODERN KITCHEN/BREAKFAST ROOM
PINE DOORS & SKIRTING BOARDS - NEW RADIATORS MODERN
3-PIECE WHITE BATHROOM SUITE
TRIPLE DRIVEWAY
VERY LARGE & ENCLOSED REAR GARDENS
FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Presented 3-Bedroom Family Home, Ideal Starter Home for 1st Time Buyers, The Property Comprises in brief; Entrance Hallway, Living Room, Kitchen/Breakfast Room, Large Understair Storage Cupboard, Staircase to 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Modern Family Bathroom. Large Triple Driveway to the Front. Very Large & Enclosed Rear Gardens, with Dividing Wall & Gate. The Property Benefits Further from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 24i Junior Mk III Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/fairwoodroad119ap/>

EPC Rating = C. 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

Entrance Hallway

6' 8" x 3' 2" (2.03m x 0.96m)

Enter via Composite Door, Laminate Flooring, New Modern Vertical Bar Radiator, New Pine Skirting Board, New Pine Double Doors to Living Room.

Living Room

13' 3" x 12' 3" (4.04m x 3.73m)

Laminate Flooring, uPVC D/g Window to Front, New Modern Vertical Radiator, Custom Built Base Cupboards & Fixed Shelving to Recesses, New Pine Skirting Boards, New Pine Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

16' 8" x 9' 3" (5.08m x 2.82m)

Ceramic Tile Flooring, Matching Wall & Base Units with Work Surfaces Over including Breakfast Bar, Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, Plumbed for Washing Machine, New Radiator, Touchscreen 5x Ring Ceramic Hob with Modern Extractor Hood Over, Double Electric Oven & Grill, Inset Spotlights to Ceiling, Worcester Greenstar Mk III 24kw Condensing Combi-Boiler. Door to Large Understair Storage Cupboard & uPVC Double Patio Doors to Rear Garden.

Understair Storage Cupboard

4' 11" x 2' 8" (1.50m x 0.81m)

1st Floor Landing

7' 7" x 4' 4" (2.31m x 1.32m)

Fitted Carpet, Balustrade Glass to Landing, Hatch to Insulated Loft, Doors to Bedrooms 1, 2, 3 & Family Bathroom.

Bedroom 1

12' 2" x 10' 1" (3.71m x 3.07m)

Fitted Carpet, uPVC D/g Window to Front, New Radiator, Fitted Cupboard to Recess.

Bedroom 2

9' 6" x 9' 3" (2.89m x 2.82m)

Fitted Carpet, uPVC D/g (Fire Escape Window), to Rear, New Radiator.

Bedroom 3

9' 1" x 6' 6" (2.77m x 1.98m)

Fitted Carpet, uPVC D/g Window to Front, New Radiator.

Family Bathroom

7' 0" x 4' 6" (2.13m x 1.37m)

Vinyl Flooring, Panel Bath with Hot n Cold Taps Over, Mixer Shower Over Bath, Glass Shower Screen, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Chrome Ladder Radiator, Tiled Walls, uPVC Obscured D/g Window to Rear.

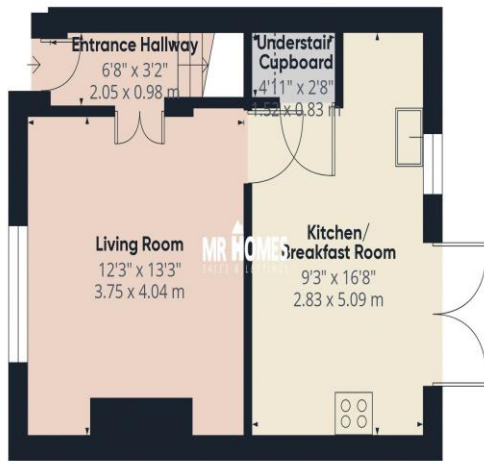
Triple Driveway to Front

Large & Enclosed Rear Garden

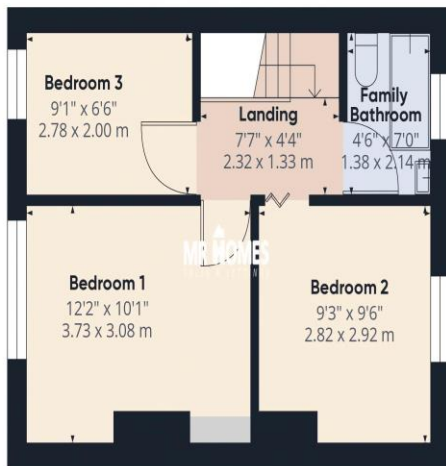
Laid Stone Chippings with Patio Slab Pathway to Further Lawned Rear Garden, Separated by Brick Walls & a Gate. Outside Tap.



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⁾

670.16 ft²
62.26 m²

Reduced headroom

3.23 ft²
0.3 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