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SALES & LETTINGS



Red House Crescent
Ely, Cardiff
CF5 4FB

Guide Price £199,950 to £214,950
Freehold

Red House Crescent, Ely, Cardiff, CF5 4FB

- FANTASTIC KERB APPEAL
- DRIVEWAY
- SOUTH-EAST FACING GARDEN
- 3 DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- DOWNSTAIRS WC
- GENEROUS LIVING ROOM
- LARGE LOFT SPACE
- uPVC DG and GAS C/H COMBI BOILER
- FREEHOLD



MR Homes are delighted to represent our client in bringing to market this beautifully presented and much-loved 3-bedroom family home. The property has fabulous kerb appeal thanks to its exterior having recently been repainted and the practicality of its private driveway. The property comprises entrance hallway; living room; kitchen/diner; downstairs WC; stairs rise to the first floor and the landing offers access to Bedrooms 1, 2 & 3 and the Family Bathroom. The loft hatch has attached ladders and provides access to excellent storage spaces, one with carpeting, decorated walls and a Velux window. This entire space provides potential for conversion and the addition of a fourth bedroom. The south-easterly facing rear garden, which can be accessed from the side of the property via a timber gate, provides a fantastic space to relax and unwind or socialise in the sun with friends and family.

Tenure: Freehold

EPC: D
Council Tax Band: B
Main Electricity and Gas. Water and Sewerage connected to Mains Drains

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Approached via concrete footpath and steps down to the Front Door; Concrete Driveway to side; area laid to lawn in-between driveway and footpath and to side of footpath; access to Rear Garden via timber gate to side

Hallway

10' 6" x 3' 0" (3.20m x 0.91m)

Accessed via uPVC door with obscured DG panels; laminate flooring; single radiator; carpeted staircase rises to first floor; access to Living Room and Kitchen

Living Room

18' 0" x 12' 1" (5.50m x 3.69m)

Laminate flooring continued from hallway; double radiator; electric feature fireplace

Kitchen/Diner

18' 0" x 10' 4" MAX (5.48m x 3.15m)

Laminate flooring; modern radiator; full height storage cupboard housing gas central heating Combi boiler: Ideal Logic +; low-level double storage cupboard; uPVC DG window to side; matching wall and base units with worktops over and timber splashbacks; stainless steel sink with half bowl, draining board and mixer tap; integrated Viceroy electric hob with extractor hood over; integrated Hisense electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; understairs storage area with tiled flooring and space for tumble dryer; uPVC DG window to rear; uPVC door with obscured DG panels providing access to rear garden; access to downstairs WC

Downstairs WC

4' 8" x 2' 9" (1.42m x 0.84m)

Continuation of laminate flooring from Kitchen/Diner; sink with mixer tap; WC; uPVC obscured DG window to rear

First Floor Landing

12' 2" MAX x 5' 9" MAX (3.71m x 1.75m)

Carpeted; access to Bedrooms 1, 2 & 3 and the Family Bathroom; access hatch to loft with attached ladder

Bedroom 1

16' 0" Plus Wardrobes x 9' 7" MAX (4.87m x 2.92m)

Carpeted; single radiator; built-in wardrobes; uPVC DG window to front

Bedroom 2

8' 10" MAX x 10' 4" MAX (2.69m x 3.15m)

Carpeted; single radiator; uPVC DG window to rear

Bedroom 3

8' 8" x 10' 2" (2.64m x 3.10m)

Carpeted; single radiator; uPVC DG window to rear

Family Bathroom

6' 11" MAX x 5' 6" MAX (2.11m x 1.68m)

Obscured glazed transom over solid door; Vinyl flooring; fully tiled walls; matching white suite comprising vanity unit with in-built sink with stainless steel mixer tap and WC, panelled bath with stainless steel mixer tap and mains powered shower over with dual shower heads; Xpelair extractor fan; uPVC obscured DG window to side; chrome ladder style radiator

Rear Garden

Laid to lawn to one side; gravel trail to outbuilding; large decked area to side and rear; enclosed on all sides with timber fencing

Outbuilding

8' 8" x 10' 1" (2.64m x 3.07m)

Accessed via solid timber door; blockwork construction with corrugated metal roof; window 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 Building 1



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CARDIFF & THE VALE

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