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

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Grand Avenue,
Ely, Cardiff
CF5 4QJ

Guide Price £110,000 to £120,000
Freehold

Grand Avenue, Ely, Cardiff. CF5 4QJ.

- NO CHAIN
- 2-BED 1st FLOOR FLAT
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- PANTRY
- 2x DOUBLE BEDROOMS
- BATHROOM SUITE
- PRIVATE DRIVEWAY
- PRIVATE REAR GARDEN (LARGE)
- LEASEHOLD - 89 Yrs Approx.



NO CHAIN
2-BED 1st FLOOR FLAT
LEASEHOLD (89 Yrs. Approx).
SPACIOUS LIVING ROOM - KITCHEN/BREAKFAST ROOM -
PANTRY - BATHROOM SUITE - 2x DOUBLE BEDROOMS -
PRIVATE 'GATED' DRIVEWAY
PRIVATE REAR GARDEN (LARGE IN SIZE).



MR HOMES are pleased to Offer **FOR SALE** with No Ongoing Chain, this 2-Bedroom 1st Floor Flat, comprising in brief detail; Entrance Hallway, Staircase to the 1st Floor Landing, Living Room, Kitchen/Breakfast Room, Storage/Boiler Cupboard & Further Storage Cupboards, Walk-in-Pantry, Bathroom Suite, Bedroom 1 & Bedroom 2. Private 'Gated' Driveway to Front, Very Large Garden to Rear. uPVC Double Glazing Windows & Gas Central Heating Powered by a Biasi Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/grandavenue394ap/>

EPC Rating = Awaiting Assessment.... 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



Entrance Hallway & Staircase to Landing

5' 5" x 4' 0" (1.65m x 1.22m)

Enter Via Composite Door, uPVC D/g Window to Side, Staircase to 1st Floor Landing.

Landing

9' 0" x 8' 1" (2.74m x 2.46m)

Fitted Carpet, Radiator, Hatch to Insulated Loft.

Living Room

17' 3" x 12' 5" min (5.25m x 3.78m)

Fitted Carpet 2 x uPVC D/G Windows To Front Double Panel Radiator.

Kitchen/Breakfast Room

9' 2" x 8' 6" (2.79m x 2.59m)

Vinyl Flooring, Wall & Base Units, Stainless Steel Sink & Drainer With Hot & Cold Taps Over, uPVC D/g Window To Rear, Double Panel Radiator, Space For Gas/Electric Cooker, Plumbed For Washing Machine, Space For Tumble Dryer, Wall Mounted Electric Extractor Fan, Door To Boiler/Storage Cupboard, 2 Further Doors To Storage Cupboards.

Boiler/Storage Cupboard

3' 4" x 2' 10" (1.02m x 0.86m)

Houses Biasi Combi-Boiler

Pantry

6' 1" x 2' 9" (1.85m x 0.84m)

Vinyl Flooring, uPVC Obscured D/g Window To Rear, Fixed Shelving.

Bedroom 1

14' 3" min x 9' 5" min (4.34m x 2.87m)

Fitted Carpet, 2 x uPVC D/g Windows To Front, Single Panel Radiator, Fitted Wardrobes & Cupboards.

Bedroom 2

10' 0" x 10' 10" (3.05m x 3.30m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator.

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Fitted Carpet, Panel Bath With Hot & Cold Taps Over, Electric Shower Over Bath, Pedestal Wash Hand Basin, Close Coupled W.C, uPVC Obscured D/g Window To Rear, Single Panel Radiator, Wall Mounted Electric Extractor, 3/4 Tiled Walls.

Front Garden

Enclosed, Side Access to Rear Garden.

Private Rear Garden

Large & Enclosed North Facing Rear Garden, Patio Slab Pathway & Laid Lawn.

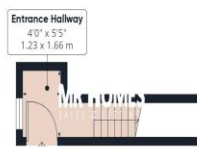
Driveway

Large Gated Private Driveway To Front.

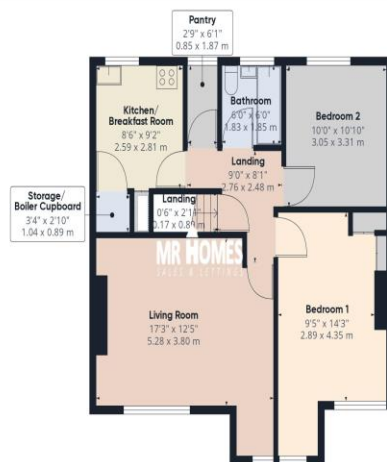


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

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Floor 0



Floor 1

Approximate total area¹
742.6 ft²
68.99 m²

(1) Excluding balconies and terraces

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:
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