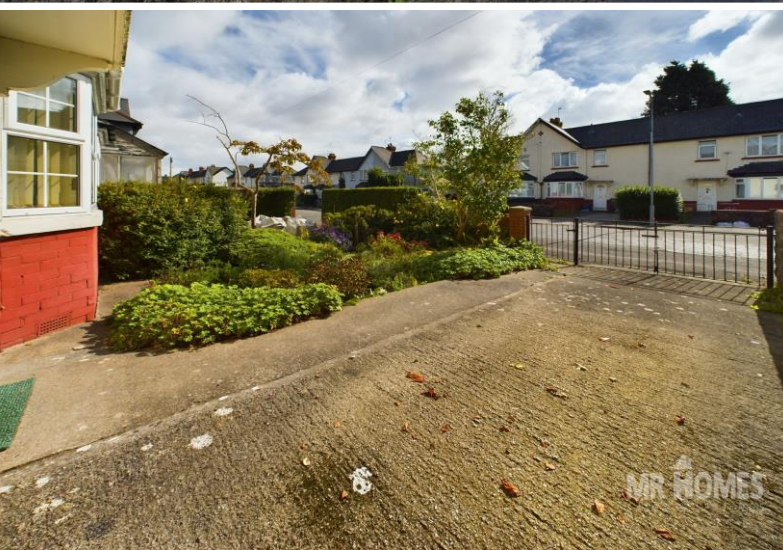


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MR HOMES
SALES & LETTINGS



Deere Road
Ely, Cardiff
CF5 4NJ

Guide Price £160,000 to £165,000
Freehold

Deere Road, Ely, Cardiff, CF5 4NJ

- NO CHAIN
- 2-BED MID TERRACE
- DRIVEWAY
- FRONT & REAR GARDENS
- DUAL ASPECT LIVING ROOM
- MODERN KITCHEN
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



MR Homes are delighted to represent our clients in bringing to market this beautifully presented and much-loved 2-bedroom property which presents an ideal starter home for first-time buyers. The property has lovely kerb appeal with its mature front garden, as well as the practicality of its own private driveway. The property comprises entrance hallway; living room; kitchen; stairs rise to the first floor and the landing offers access to Bedrooms 1 & 2 and a separate Shower Room. The delightful rear garden is a lovely, tranquil space and its length means that it can take full advantage of the sun evidenced by the full-width sun deck. There is a patio area directly outside the property and an area laid to lawn either side of the slabbed pathway that leads to the rear of the garden, as well as a timber shed. The outside of the property also provides access to a WC and a separate utility area with space, plumbing and electricity supply for a washing machine.

Tenure: Freehold

EPC: C

Council Tax: 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

Accessed via wrought iron gates, single pedestrian and double vehicular gates; concrete footpath and concrete driveway; front garden to side with mature trees, shrubs and bushes; brickwork wall to front

Entrance Hall

5' 5" x 7' 7" (1.65m x 2.31m)

Accessed via uPVC front door with obscured DG panel; carpeted; radiator; cupboard containing RCD Consumer Unit and electricity meter; under stairs cupboard housing gas meter; burglar alarm control panel; access to Living Room and Kitchen; stairs rising to first floor

Living Room

15' 6" INTO BAY x 11' 3" (4.72m x 3.43m)

Carpeted; radiator; gas fireplace; dual aspect room - bay window to front with uPVC DG and large uPVC DG picture window to rear



Kitchen

8' 0" x 10' 6" (2.44m x 3.20m)

Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with mixer tap; integrated NEFF 4-ring gas hob; integrated NEFF electric fan-assisted oven; space for free-standing fridge/freezer; gas central heating Combi boiler: Vaillant ecoTEC pro 28; uPVC DG window to rear and uPVC door with obscured DG panel providing access to Rear Garden

First Floor Landing

5' 10" x 2' 9" (1.78m x 0.84m)

Carpeted; access to Bedrooms 1 & 2 and Family Bath; uPVC DG window to front; access hatch to loft space

Bedroom 1

13' 11" x 9' 10" (4.24m x 2.99m)

Carpeted; radiator; storage cupboard; uPVC DG window to front



Bedroom 2

10' 11" x 7' 5" (3.32m x 2.26m)

Carpeted; radiator; uPVC DG window to rear

Shower Room

7' 10" x 4' 5" (2.39m x 1.35m)

Tiled flooring; fully tiled walls; ROCA Wash hand basin with separate hot and cold taps; ROCA WC; shower cubicle with mains powered shower; uPVC obscured DG window to rear



Outside WC

4' 6" x 2' 7" (1.37m x 0.79m)

Accessed via solid uPVC door; concrete flooring; WC; uPVC obscured DG window to side

Outside Utility

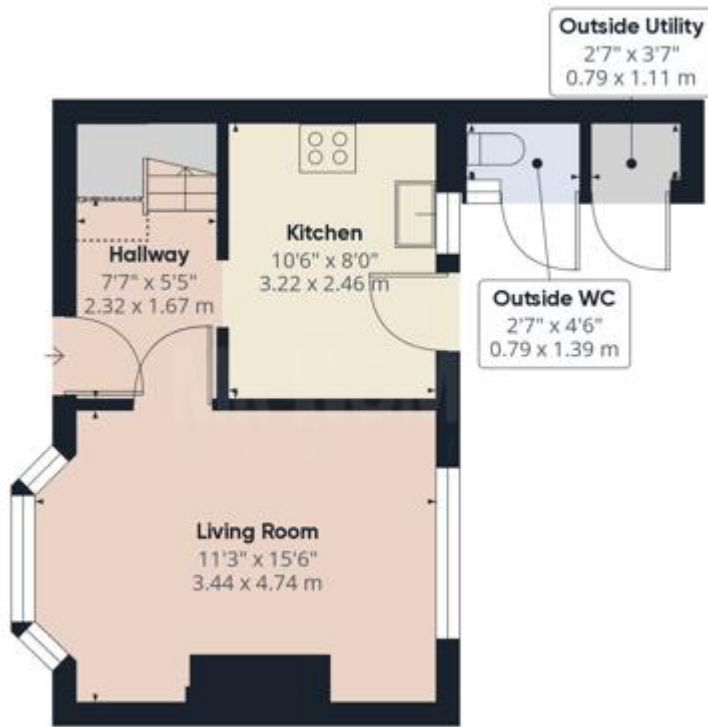
3' 7" x 2' 7" (1.09m x 0.79m)

Accessed via solid uPVC door; concrete flooring; space and plumbing for washing machine

Rear Garden

Patio area laid to concrete; area laid with gravel; block paved path leads to the rear of the garden; areas laid to lawn to both sides of the path; raised decking area to rear with mature trees and shrubs behind





Floor 0



Floor 1

Approximate total area: 604.39 ft² / 56.15 m²

Reduced headroom: 4.31 ft² / 0.4 m²

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.

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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