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MR HOMES
SALES & LETTINGS



Cowbridge Road West,
Ely, Cardiff
CF5 5DB

Guide Price £230,000 to £240,000
Freehold

Cowbridge Road West, Ely, Cardiff. CF5 5DB.

- NO CHAIN
- EXTENDED 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME
- 21.7ft LIVING ROOM & SEPARATE SITTING ROOM
- 17.11ft KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- PORCH ENTRANCE
- SIDE ACCESS TO ENCLOSED GARDEN
- LARGE PRIVATE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- FREEHOLD



NO CHAIN

EXTENDED 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME
PORCH ENTRANCE - HALLWAY - SITTING ROOM
EXTENDED LIVING ROOM - EXTENDED KITCHEN/DINER
DOWNSTAIRS BATHROOM ROOM & UPSTAIRS SHOWER ROOM
LARGE PRIVATE DRIVEWAY
SIDE ACCESS TO ENCLOSED REAR GARDEN
D/G WINDOWS - GAS C/H with CONDENSING C/H BOILER
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Extended 3-Bedroom 'Dutch Style' Semi-Detached Property which comprises in brief; Porch Entrance, Hallway, Sitting Room, Extended Living Room, Extended Kitchen, Downstairs Family Bathroom, Staircase to 1st Floor Split Landings, Bedrooms 1, 2, 3 & a Shower Room. Large Private Driveway (Holds Multiple Vehicles), Mature Trees & Shrubs to Front, A Lockable Side Gate Accessing the Enclosed Rear Garden. Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar Ri Condensing Central Heating Boiler.

EPC Rating = D.
Council Tax Band = D.

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

6' 0" x 5' 11" (1.83m x 1.80m)

Hallway

6' 6" x 3' 11" min (1.98m x 1.19m)

Sitting Room

13' 0" x 12' 0" (3.96m x 3.65m)

Downstairs Bathroom

9' 6" x 5' 0" (2.89m x 1.52m)

Living Room - EXTENDED

21' 7" x 11' 11" (6.57m x 3.63m)

Kitchen/Diner - EXTENDED

17' 11" x 12' 3" (5.46m x 3.73m)

First Floor Split-Landing

Bedroom 1

13' 1" x 9' 3" to front of fitted wardrobes (3.98m x 2.82m)

Bedroom 2

11' 11" x 9' 4" (3.63m x 2.84m)

Bedroom 3

10' 6" x 5' 10" (3.20m x 1.78m)

Shower Room

6' 5" x 5' 0" (1.95m x 1.52m)

Outside Front

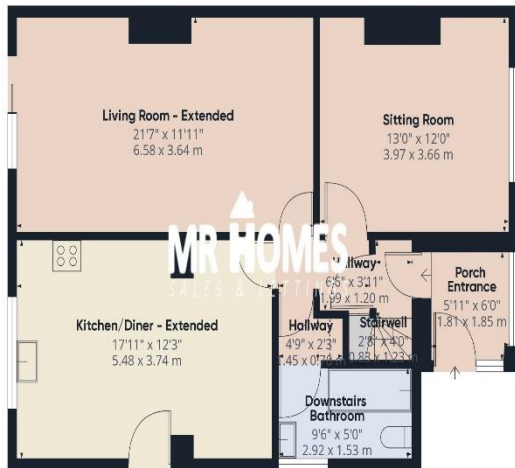
2x Concrete Steps to Front & Rear of Driveway, Mature Trees & Shrubs Bordering. Lockable Side Gate Accessing the Side & Rear Gardens.

Large Private Driveway - (Holds Multiple Vehicles)

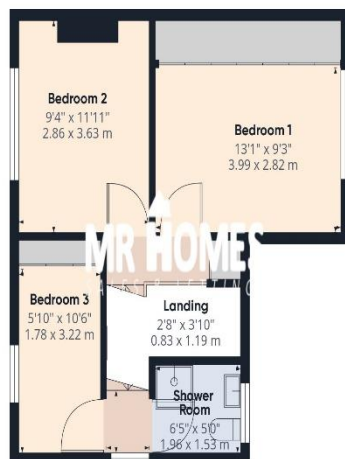
Rear & Side Gardens - Enclosed - Outside Tap



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

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Approximate total area⁽¹⁾

1161.64 ft²
107.92 m²

Reduced headroom

1.83 ft²
0.17 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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