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253 Cowbridge Road West,  
Cardiff, CF5 5TD

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Deere Place,  
Ely, Cardiff  
CF5 4NL

ASKING PRICE: Monthly Rental Of £1,100  
Freehold

# Deere Place

## Ely, Cardiff, CF5 4NL

### Overview

- ASKING PRICE: £149,950
- NO CHAIN !!!
- DEVELOPMENT POTENTIAL
- LARGE FRONT & SIDE
- LARGE REAR GARDEN
- OFF-ROAD PARKING
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- CUL-DE-SAC
- FREEHOLD

**NO CHAIN !!! –**  
**POSSIBLE DEVELOPMENT POTENTIAL**  
Subject to Planning Consent. –  
**2-BED END-OF-LINK FAMILY HOME -**  
**OFF-ROAD PARKING - LARGE FRONT &**  
**SIDE ACCESS INTO LARGE & ENCLOSED**  
**REAR GARDEN - uPVC D/G & GAS C/H –**  
**FREEHOLD.**

**MR HOMES** are pleased to Offer  
**FOR SALE** this 2 Double Bedroom End-  
of-Link Family Home, comprising in  
brief; Entrance Hallway, Lounge,  
Kitchen, Staircase to the First Floor  
Landing, Bedrooms 1, 2 & a Family  
Bathroom Suite. The Front Garden is  
Laid Lawn with a Lockable Side Gate  
Accessing the Large & Enclosed Rear  
Garden which is also Laid Lawn. Off-  
Road Parking to Front. uPVC Double  
Glazing Windows & Gas Central  
Heating powered by a BAXI Platinum 24  
ErP Combi-Boiler.

**EPC Rating = D.**  
**Council Tax Band = B.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE**  
**UPON REQUEST...**

**Entrance Hallway**

Entered via uPVC Obscured D/g Door - Laminate Flooring - Doors to Lounge/Diner & Staircase to the First Floor.

**Lounge/Diner**

*13' 11" x 12' 5" (4.24m x 3.78m)*

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator - Cupboard housing the Electricity Meter and Electric RCD Consumer Unit.

**Kitchen**

*15' 8" x 6' 3" (4.77m x 1.90m)*

Vinyl Flooring - Matching Wall & Base Units with Work Surfaces Over - Stainless Steel Sink & Drainer with Mixer Tap - 3x uPVC D/g Windows to Rear - 4 Ring Gas Hob integrated into Work Surface - Plumbed for Washing Machine - Door to Understair Storage Cupboard - uPVC D/g Door to Rear Garden. NB: Wall Mounted BAXI Platinum 24 ErP Combi-Boiler & a Wall Mounted Gas Meter.



**First Floor Landing**

Fitted Carpet to Stairs & Landing - Hatch to Loft - Doors to; Bedrooms 1, 2 & Family Bathroom.

**Bedroom 1**

*15' 8" x 10' 2" (4.77m x 3.10m)*

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator.

**Bedroom 2**

*9' 11" x 9' 8" (3.02m x 2.94m)*

Fitted Carpet - uPVC D/g Window to Rear - Single Panel Radiator.

**Family Bathroom**

*5' 11" x 5' 8" (1.80m x 1.73m)*

Panel Bath with Mixer Tap and Attached Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - uPVC Obscured D/g Window to Rear - Single Panel Radiator - Fully Tiled Walls.



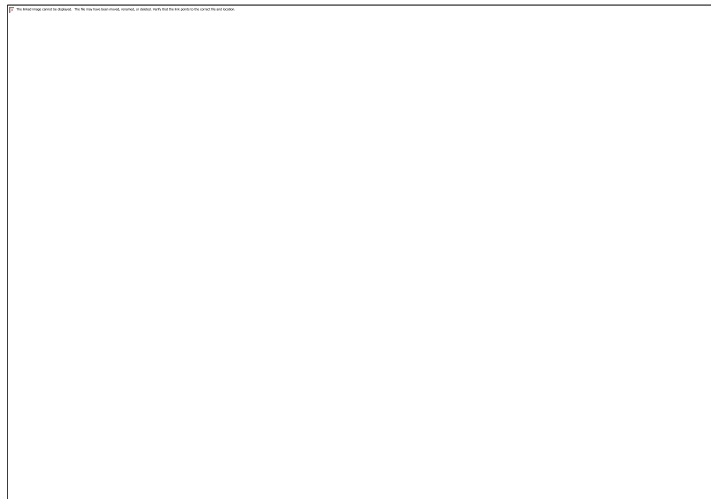
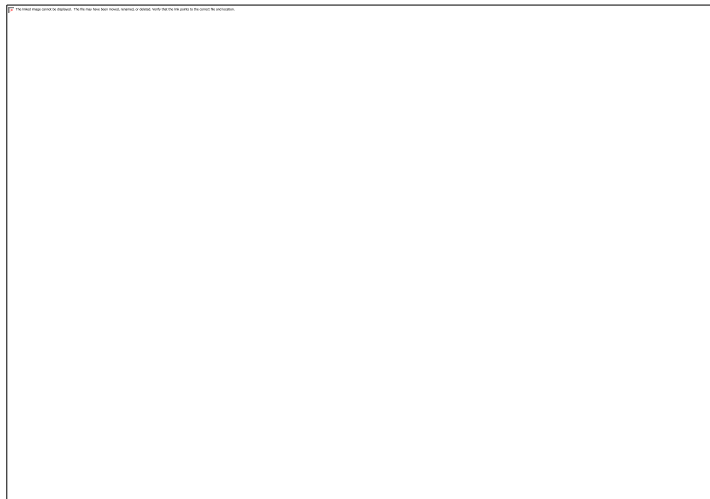
**Front Garden - Enclosed**

Lockable Side Gate Access into Rear Garden.

**Rear & Side Garden - Large & Enclosed**

NB: Room to Extend to the Side & Rear \*Subject to Planning Permission.

**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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

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