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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Archer Road,  
Ely, Cardiff  
CF5 4FT

Guide Price £200,000 to £210,000  
Freehold

# Archer Road, Ely, Cardiff CF5 4FT.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- CORNER PLOT with POTENTIAL FOR DEVELOPMENT \*Subject to Planning Permission
- OPEN-PLAN LIVING & DINING ROOM
- L-SHAPED KITCHEN
- RE-DECORATED & BRAND NEW CARPETS THROUGHOUT
- LARGE FRONT & SIDE GARDEN
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN  
3-BED SEMI-DETACHED FAMILY HOME  
SET ON A LARGE CORNER PLOT  
YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BRAND NEW CARPETS & HAS BEEN RE-DECORATED THROUGHOUT OPEN-PLAN LIVING & DINING ROOM - L-SHAPED KITCHEN LARGE ENCLOSED FRONT & SIDE GARDEN & A LARGE & ENCLOSED REAR GARDEN – uPVC D/G WINDOWS & GAS C/H with COMBI FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this Well Presented 3-Bedroom Semi-Detached Family Home, comprising in brief, Entrance Hallway, Dining Room Open-Plan to the Living Room, L-Shaped Kitchen, Staircase to the 1st Floor Landing, Hatch Access to Loft, Doors to; Bedroom 1, Bedroom 2, Bedroom 3 & Shower Room. The Large & Enclosed Front & Side Gardens are Mainly Laid Lawn. Lockable Side Gate Accessing the Enclosed Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic c30kw Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/archerroad160ap/>

EPC Rating = Awaiting assessment... & Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



### Entrance Hallway

13' 2" x 7' 0" (4.01m x 2.13m)

Brand new fitted carpet, radiator, understair cupboard.

### Living Room

13' 4" x 12' 1" (4.06m x 3.68m)

Brand new fitted carpet, dado rail, gas fire, uPVC D/g patio sliding door to rear garden. Open-Plan to Dining Room

### Dining Room

11' 11" x 9' 7" (3.63m x 2.92m)

Brand new fitted carpet, dado rail, uPVC D/g window to front, gas fire

### Kitchen

15' 5" x 7' 0" (4.70m x 2.13m)

Brand new vinyl flooring, matching wall & base units with work surfaces over, matching upstands, stainless steel sink & quarter bowl with mixer tap over, 4x ring ceramic hob, electric oven, 2x uPVC D/g windows to side & rear, plumbed for washing machine, spaces for undercounter fridge & freezer, Door to rear garden.

### 1st Floor Landing

6' 8" x 3' 11" (2.03m x 1.19m)

Brand new fitted carpet, uPVC D/g window to side, Hatch to insulated loft.

### Bedroom 1

13' 4" x 12' 2" (4.06m x 3.71m)

Brand new fitted carpet, 3x uPVC D/g windows to rear (1 is a tilt & turn window) radiator.

### Bedroom 2

12' 1" x 9' 8" (3.68m x 2.94m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Radiator, Fitted Wardrobe.

### Bedroom 3

9' 11" x 6' 10" (3.02m x 2.08m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Radiator.

### Shower Room

6' 9" x 6' 0" (2.06m x 1.83m)

Electric Shower with Disability Access, Wall Mounted Fold Down Seat, Close-Coupled W.c, Pedestal Wash Hand Basin, Radiator, Fully Tiled Walls, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Front.

### Large Front & Side Garden - Laid to Lawn

Mature Palm Tree & Bushes, Lockable Side Gate Access into Rear Garden

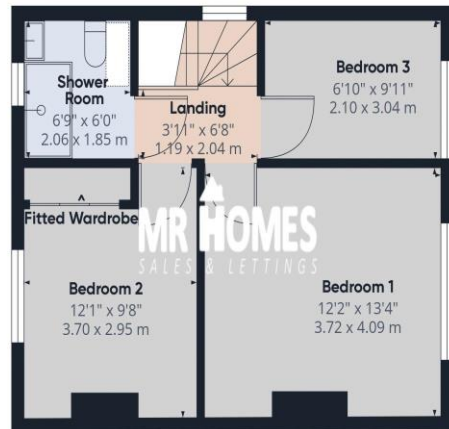
### Rear Garden - Enclosed by Feather Edge & Panel Fencing



**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



**Approximate total area<sup>(1)</sup>**

837.43 ft<sup>2</sup>  
77.8 m<sup>2</sup>

**Reduced headroom**

2.96 ft<sup>2</sup>  
0.28 m<sup>2</sup>

(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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