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**MR HOMES**  
SALES & LETTINGS



Snowden Road,  
Ely, Cardiff  
CF5 4PR

Guide Price £130,000 to £140,000  
Freehold

# Snowden Road, Ely, Cardiff. CF5 4PR.

- NO CHAIN!!! MOVE STRAIGHT IN
- IDEAL FOR 1st TIME BUYERS
- IDEAL FOR INVESTOR/LANDLORDS (8.0% APPROX ANNUAL RENTAL YIELD)
- NEW KITCHEN & NEW CARPETS
- MODERN BATHROOM SUITE
- OUTSIDE UTILITY & W.C
- PRIVATE 'GATED' LARGE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- SOUTH-FACING LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD.



\*\*\* Guide Price: £130,000 to £140,000 \*\*\*

NO CHAIN

MOVE STRAIGHT INTO THIS 2x DOUBLE BED END-OF-LINK HOUSE

**FREE No Obligation MORTGAGE ADVICE AVAILABLE**

IDEAL STARTER HOME FOR 1st TIME BUYERS

IDEAL FOR INVESTOR/LANDLORDS (8.0% APPROX ANNUAL RENTAL YIELD)

BRAND NEW KITCHEN - SPACIOUS LIVING ROOM

EXTERNAL UTILITY/W.C TO OUTBUILDING

BRAND NEW CARPETS & LAMINATE FLOORING

MODERN BATHROOM SUITE

LARGE BRICK-PAVED PRIVATE & GATED DRIVEWAY

LARGE REAR GARDEN

uPVC D/G WINDOWS & GAS C/H

FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** THIS 2-Bedroom End-Of-Link Property, comprising in brief, Entrance Hall, Living Room with Front Facing Bay Window & Rear Facing Window Offering Plenty of Natural Light, A Partly Re-Fitted Kitchen, External Utility & W.c to the Outbuilding, Brand New Carpets to the Staircase, Bedroom 1, Bedroom 2 & a Modern Family Bathroom Suite. The Outside Front is Enclosed and has a Lockable Side Gate Giving Access into the Large Rear Garden. Brick-Paved 'Gated' Driveway which Hold Multiple Vehicles. uPVC Double Glazing Windows & Gas Central Heating Powered by an i24 Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/snowdenroad47ap>

EPC Rating = C. 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](http://WWW.MR-HOMES.CO.UK)





### Entrance Hall

7' 6" x 5' 6" (2.28m x 1.68m)

Enter via uPVC Door, New Laminate Flooring, Double Panel Radiator, Meter Cupboard housing RCD Consumer Unit & Electricity Meter, Understair Storage Cupboard housing Gas Meter.

### Living Room

15' 5" x 11' 3" (4.70m x 3.43m)

New Laminate Flooring, uPVC D/g Bay Window to Front, uPVC D/g Window to Rear, Double Panel Radiator, Coving, Curtain Pole & Curtains To Stay.

### Kitchen - Re-Fitted

10' 5" x 7' 11" (3.17m x 2.41m)

New Vinyl Flooring, Brand New Wall & Base Units with Work-Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, Brand New 4xRing Gas Hob & Electric Oven, Extractor Hood Over, uPVC D/g Window to Rear, Plumbed for Washing Machine or Dishwasher, Coving, uPVC Door to Rear Garden, Further Wall Units housing i24 Combi-Boiler.

### Utility & W.c housed inside the Outbuilding

8' 4" x 2' 9" (2.54m x 0.84m)

Plumbed for Washing Machine, Low-Level W.c. Power Points.

### Staircase to 1st Floor Landing

5' 9" x 2' 9" (1.75m x 0.84m)

Brand New Fitted Carpet, Fixed Handrail, uPVC D/g Window to Front, Hatch to Loft.

### Bedroom 1

13' 10" x 9' 10" (4.21m x 2.99m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Picture Rail & Coving, Fitted Cupboard.

### Bedroom 2

10' 10" x 7' 6" (3.30m x 2.28m)

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

### Family Bathroom Suite

7' 10" x 4' 6" (2.39m x 1.37m)

Laminate Flooring, Panel Bath with Chrome Mixer tap & Attached shower, Wash Hand Basin with Chrome Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC D/g Window, Fully Tiled Walls.

### Outside Front - Enclosed

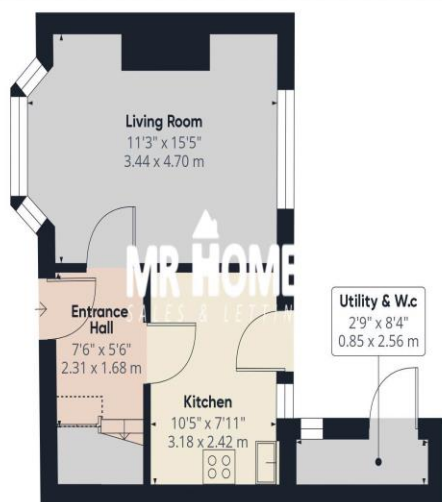
Lockable Side Gate Access into the Rear Garden.

### Private 'Gated' Driveway - (Holds Multiple Vehicles)

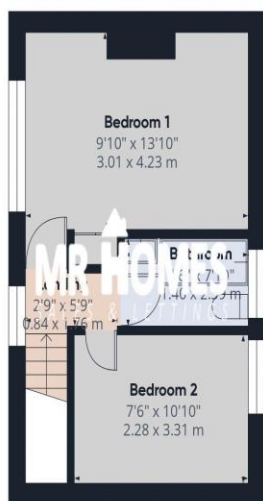
### Large Rear Garden



**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

**MR HOMES**  
SALES & LETTINGS

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

610.43 ft<sup>2</sup>  
56.71 m<sup>2</sup>

**Reduced headroom**

3.93 ft<sup>2</sup>  
0.37 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

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