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Homes House, Suite 9 & 10

253 Cowbridge Road West

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Ascot Close
Lower Ely, Cardiff
CF5 5BE

£190,000
Freehold

Ascot Close, Lower Ely, Cardiff, CF5 5BE

- MID-TERRACE
- 2 DOUBLE BEDROOMS
- ENCLOSED FRONT GARDEN
- LOW-MAINTENANCE REAR GARDEN
- GARAGE
- LARGE LIVING ROOM
- MODERN KITCHEN
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



MID-TERRACED 2 DOUBLE BEDROOM FAMILY HOME - EXTREMELY SOUGHT-AFTER LOCATION - QUIET CUL-DE-SAC - SPACIOUS LOUNGE - MODERN KITCHEN/DINER - ATTRACTIVE, LOW MAINTENANCE FRONT GARDEN - REAR GARDEN WITH LANE ACCESS TO GARAGE - uPVC DOUBLE GLAZED WINDOWS - GAS CENTRAL HEATING - FREEHOLD

MR HOMES are delighted to represent our client in bringing to the market this 2-Double Bedroom Mid Terraced Family Home, comprising in brief detail; Entrance Porch, Lounge, Kitchen/Diner, Staircase to the 1st Floor Landing, Bedrooms 1 & 2, Shower Room. The front garden is accessed via a metal gate and is mainly laid with artificial lawn and a slabbed stone pathway leads to the Entrance Porch. The rear garden is similarly low-maintenance laid mainly with artificial lawn and there is access to the rear pedestrian lane providing access to the property's single garage. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Exclusive2 30 combi Boiler.



Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Mains Electricity and Gas. Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Enclosed on all sides by brick and block wall; metal pedestrian gate; paved path to front door with artificial lawn to either side; gas meter

Entrance Porch

4' 2" x 3' 4" (1.27m x 1.02m)

Accessed via uPVC front door with obscured and leaded Dg panels; laminate wood flooring; RCD consumer unit; access to Living Room

Living Room

18' 9" x 12' 6" (5.71m x 3.81m)

Laminate wood flooring; 2 x radiators; electric fireplace; stairs rising to first floor; access to Kitchen; uPVC DG window to front

Kitchen

8' 1" x 12' 5" (2.46m x 3.78m)

Laminate wood flooring; matching wall and base units with worktops over and tiled Splashbacks; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space for cooker; space for free-standing fridge/freezer; gas central heating combi boiler: Ideal Exclusive2 30; uPVC DG window to rear; uPVC door with DG panel providing access to Rear Garden



First Floor Landing

8' 2" x 3' 9" (2.49m x 1.14m)

Carpeted; access to all bedrooms and family bathroom; loft hatch

Bedroom 1

10' 6" x 12' 6" (3.20m x 3.81m)

Laminate wood flooring; radiator; uPVC DG window to front

Bedroom 2

8' 2" x 12' 7" (2.49m x 3.83m)

Laminate wood flooring; radiator; storage cupboard over stairs; uPVC DG window to rear



Shower Room

4' 8" x 7' 10" (1.42m x 2.39m)

Vinyl flooring; fully tiled walls (wet wall panel to shower area); radiator; pedestal Wash hand basin with separate hot and cold taps; WC; shower with glazed shower screen and mains powered shower; extractor fan

Rear Garden

Patio area laid with paving slabs remainder laid to artificial lawn; access to rear via timber gate

Garage



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.



Approximate total area: 661.13 ft² / 61.42 m²

Reduced headroom: 7.9 ft² / 0.73 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.

CARDIFF & THE VALE

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