

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Snowden Road
Ely, Cardiff
CF5 4PS

Guide Price £120,000 to £125,000
Freehold

Snowden Road, Ely, Cardiff, CF5 4PS

- NO CHAIN
- ATTENTION FIRST TIME BUYERS
- ATTENTION INVESTORS/LANDLORDS
- BLOCK PAVED DRIVEWAY
- 2 DOUBLE BEDROOMS
- LIVING ROOM
- KITCHEN
- EAST-FACING REAR GARDEN
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - BLOCKED PAVED DRIVEWAY - 2 DOUBLE BEDROOMS - EAST-FACING REAR GARDEN

MR Homes are delighted to represent our client in bringing to market with **NO ONGOING CHAIN** this 2-bedroom property which presents an ideal starter home for first-time buyers or an investment opportunity for investors/landlords. The property is located on a quiet residential road. The property briefly comprises entrance hallway; living room; kitchen; stairs rise to the first floor; landing provides access to Bedrooms 1 & 2 and Shower Room. The rear garden is mainly laid with paving slabs and there is a metal storage shed. The front of the property has the benefit of a block paved driveway approached via metal gates. The property benefits from uPVC double glazing. Heating is provided via electric storage heaters and hot water is provided via electric immersion heater.

Tenure: Freehold

EPC: D

Council Tax: B

Main Electricity. Water and Sewerage connected to Mains Drains

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Block paved driveway accessed via metal gates

Entrance Hallway

4' 5" x 3' 3" (1.35m x 0.99m)

Accessed via uPVC front door with obscured DG panels; carpeted; access to Living Room; stairs rise to First Floor

Living Room

14' 8" INTO BAY x 12' 0" (4.47m x 3.65m)

Carpeted; Creda electric radiator; cupboard containing fuse box/RCD Consumer Unit and electricity meter; uPVC DG bay window to front; access to Kitchen



Kitchen

5' 11" x 15' 9" (1.80m x 4.80m)

Laminate flooring; matching wall and base units with worktops over; stainless steel sink with draining board and separate hot and cold taps; space and plumbing for washing machine; space for electric cooker; space for free-standing fridge/freezer; understairs cupboard with vinyl floor tiles (4' 7" x 2' 8"); 3 x uPVC DG windows to rear and uPVC door with obscured DG panel provides access to rear garden



First Floor Landing

3' 6" x 3' 0" (1.07m x 0.91m)

Carpeted; access to both Bedrooms and Shower Room; access hatch to loft

Bedroom 1

9' 5" x 14' 6" (2.87m x 4.42m)

Carpeted; electric radiator; corner storage cupboard uPVC DG window to front

Bedroom 2

10' 0" x 9' 8" (3.05m x 2.94m)

Carpeted; cupboard housing hot water tank; uPVC DG window to rear



Shower Room

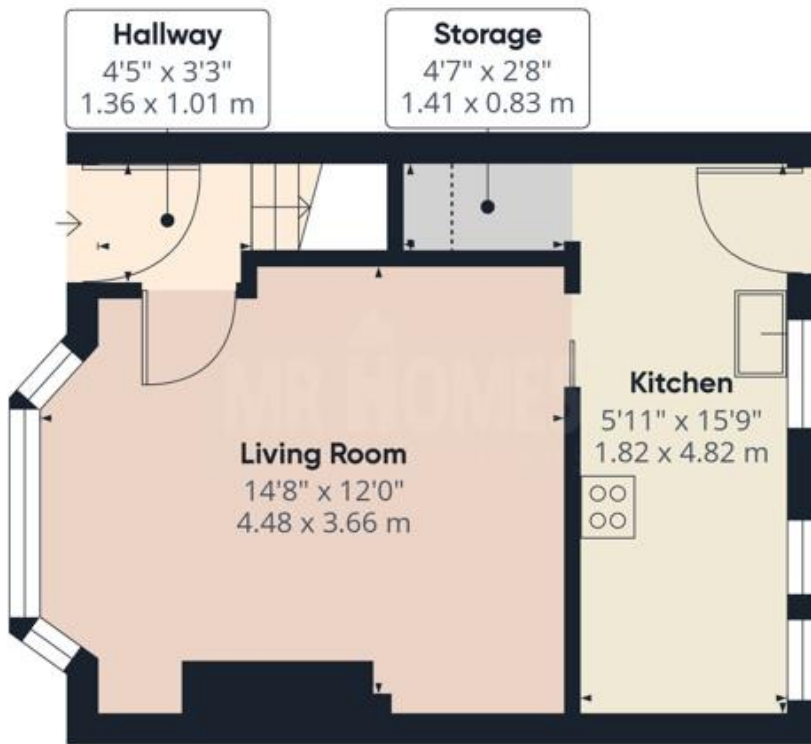
6' 0" x 5' 9" (1.83m x 1.75m)

Carpeted; partly tiled walls; Wash hand basin with separate hot and cold water taps; WC; shower cubicle with Triton Enrich electric shower; uPVC obscured DG window to rear

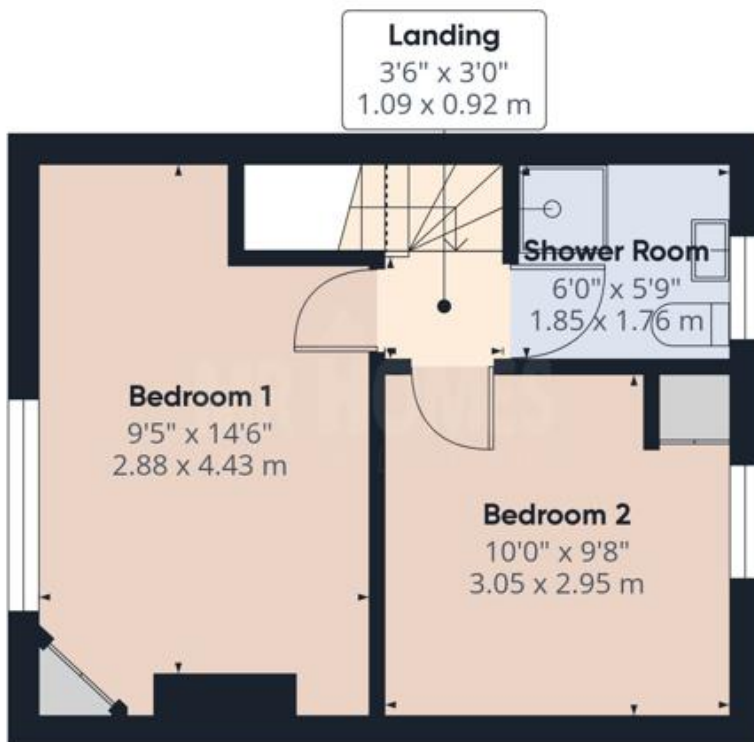
Rear Garden

Patio area laid with paving slabs; metal storage shed; mature hedges to rear





Floor 0



Floor 1

Approximate total area: 583.18 ft² / 54.18 m²

Reduced headroom: 3.45 ft² / 0.32 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.

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.

CARDIFF & THE VALE

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