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Homes House, Suite 9 & 10

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Cherrydale Road
Ely, Cardiff
CF5 4AL

Guide Price £190,000 to £200,000
Freehold

Cherrydale Road, Ely, Cardiff, CF5 4AL

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- OPEN-PLAN KITCHEN/DINER
- CLOAKROOM/DOWNSTAIRS W.C
- 3x DOUBLE BEDROOMS
- MODERN FITTED SHOWER ROOM
- ENCLOSED FRONT GARDEN & ENCLOSED REAR GARDEN with SIDE ACCESS
- uPVC D/G WINDOW & GAS C/H
- FREEHOLD



*** Guide Price: £190,000 to £200,000 ***

NO CHAIN - NO CHAIN - NO CHAIN

3-BED SEMI-DETACHED FAMILY HOME

LOCATED AT THE BACK OF THIS QUIET CUL-DE-SAC

3x DOUBLE BEDROOMS - SPACIOUS LIVING ROOM

PLENTY OF STORAGE - OPEN-PLAN KITCHEN/DINER

CLOAKROOM/DOWNSTAIRS W.C

MODERN FITTED SHOWER ROOM

ENCLOSED FRONT & REAR GARDENS

OUTBUILDING FOR STORAGE

OFF-ROAD PARKING SPACES AVAILABLE TO FRONT

FREEHOLD.

MR HOMES Offer **FOR SALE** with No Ongoing Chain, this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Understairs Storage, Cloakroom/Downstairs W.c, Storage Cupboard, Living Room, Kitchen Open-Plan to Dining Room, Staircase to the 1st Floor Landing with Hatch Access to the Insulated Loft and Doors to; Airing Cupboard, Storage Cupboard, Bedrooms 1, 2, 3 & a Shower Room. Enclosed Front Garden, Lockable Side Gate Access into the Large & Enclosed Rear Garden. Off-Road Parking Spaces Available to the Front. uPVC Double Glazing Windows & Gas Central Heating.

360 VR Tour Link

<https://tour.giraffe360.com/cherrydaleroad53alp>

EPC Rating: D 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



Front Garden - Enclosed

Strip Decking, Pathway & Laid Lawn with Flower/Shrubbed Borders. Hand Rail to Front Door, & Porch Roof Over Front Door.

Entrance Hallway - 0' 1" x 9' 6" (3.07m x 2.89m)

Accessed via uPVC front door with obscured DG panels; laminate wood flooring; radiator; access to Downstairs WC, Storage Cupboard, Living Room and Kitchen/Diner. NB: Central Heating Boiler Housed Understairs.

Cloakroom/Downstairs W.c - 4' 5" x 3' 2" (1.35m x 0.96m)

Vinyl floor tiles; WC; corner sink with cold water tap; uPVC obscured DG window to front

Storage Cupboard - 4' 10" x 3' 2" (1.47m x 0.96m)

Vinyl floor tiles;

Living Room - 13' 0" x 11' 3" (3.96m x 3.43m)

Laminate Flooring, Fireplace, Radiator, Dado Rail, uPVC Patio Sliding Door to Rear Garden.

Kitchen - 9' 9" x 8' 2" (2.97m x 2.49m)

Tiled flooring; radiator; matching wall and base units with worktops over and matching splash backs and tiled walls; stainless steel sink with draining board and mixer tap; space for gas cooker with extractor hood over; space and plumbing for washing machine; under counter space for fridge; RCD Consumer Unit; uPVC leaded DG window to front

Dining Room - 11' 5" x 8' 3" (3.48m x 2.51m)

Laminate wood flooring; radiator; uPVC DG sliding patio door provides access to Rear Garden

First Floor Landing - 9' 0" x 2' 10" (2.74m x 0.86m)

Carpeted staircase with uPVC leaded DG window to front; carpeted; access to all Bedrooms, Family Bathroom and Storage Cupboard; access hatch to insulated loft.

Bedroom 1 - 11' 6" x 11' 4" (3.50m x 3.45m)

Carpeted; radiator; uPVC leaded DG window to rear

Bedroom 2 - 11' 6" x 10' 4" (3.50m x 3.15m)

Carpeted; radiator; uPVC leaded DG window to rear

Bedroom 3 - 10' 0" x 8' 6" (3.05m x 2.59m)

Carpeted; radiator; uPVC leaded DG window to front

Shower Room (Disability Use) - 7' 0" x 5' 4" (2.13m x 1.62m)

Non-slip flooring; chrome style ladder radiator; fully tiled walls; pedestal Wash hand basin with separate hot and cold water taps; WC; low-level AKW shower screen and shower curtain rail; AKW electric shower; various grab handles; extractor fan; uPVC leaded DG window to front

Airing cupboard

Housing immersion hot water tank and slat shelving

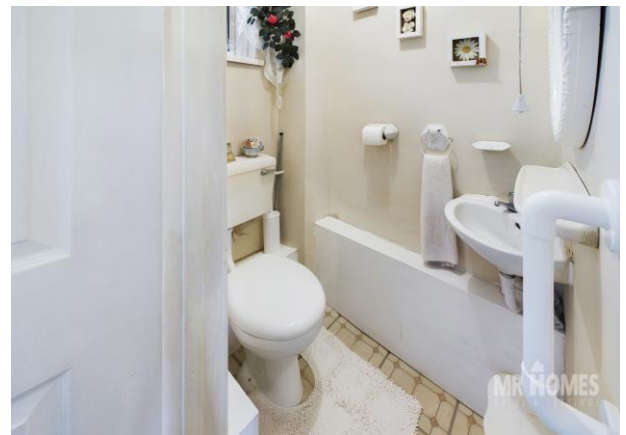
Storage Cupboard - 3' 10" x 3' 7" (1.17m x 1.09m)

Rear Garden

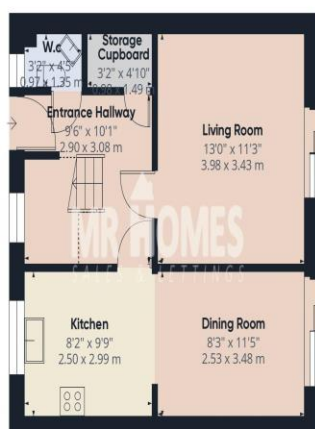
Patio area laid with paving slabs; area to rear laid to lawn; storage shed of metal construction and pebble dashed; timber fencing to all sides, including two gates providing lane access

Outbuilding/Storage - 5' 6" x 4' 3" (1.68m x 1.29m)

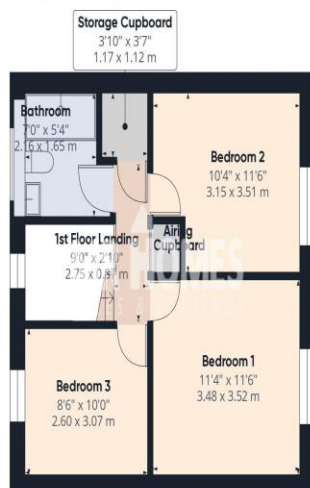
Off-Road Parking Spaces Available to Front



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. 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 Building 1



Floor 1 Building 1

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Approximate total area⁹

875.32 ft²

81.32 m²

Reduced headroom

28.64 ft²

2.66 m²

(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.

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CARDIFF & THE VALE

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To submit your offer, please visit:
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