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MR HOMES
SALES & LETTINGS



Chichester Way,
Lower Ely,
Cardiff CF5 5BB

Guide Price £145,000 to £150,000
Leasehold 962 Approx. Years

Chichester Way, Lower Ely, Cardiff. CF5 5BB.

- NO CHAIN!!! MOVE STRAIGHT IN
- 2x DOUBLE BEDROOM GROUND FLOOR FLAT
- SPACIOUS LIVING ROOM & NEW RE-FITTED KITCHEN (2022)
- uPVC D/G PATIO DOOR TO PRIVATE DECKED TERRACE & COMMUNAL GARDENS
- RE-FITTED & MODERN SHOWER ROOM
- PLENTY OF STORAGE
- GARAGE (SET IN A ROW OF 6 GARAGES)
- OFF-ROAD PARKING SPACES AVAILABLE TO FRONT
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- LONG LEASE = 962 APPROX. YEARS REMAINING



*** Guide Price: £145,000 to £150,000 ***

NO CHAIN

MOVE STRAIGHT INTO THIS EXTREMELY WELL PRESENTED
2-BED GROUND FLOOR FLAT
LOCATED IN THE POPULAR AREA OF LOWER ELY, NEAR TRELAI FIELDS
2x DOUBLE BEDROOMS - NEW RE-FITTED KITCHEN with SOLID OAK
WORKTOPS & NATURAL ASH DOORS/DRAWERS (2022), SPACIOUS
LIVING ROOM - RE-FITTED & MODERN SHOWER ROOM
PLENTY OF STORAGE
GARAGE
uPVC DOUBLE GLAZING WINDOWS &
GAS CENTRAL HEATING WITH COMBI-BOILER.
LONG LEASE = 962 APPROX. YEARS REMAINING.



MR HOMES are pleased to Offer *FOR SALE* this 2-Bedroom Ground Floor Flat, comprising in brief; Communal Entrance, Entrance Hallway, Living Room, Re-Fitted Kitchen, Bedroom 1, Bedroom 2, Re-Fitted & Modern Shower Room, Storage Cupboards, Communal Gardens, Private Decked Terrace from Living Room, Off-Road Parking Spaces Available to Front, Garage Set in a Row of 6 Garages Located at the Far End of Chichester Way. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive2 24kw Combi-Boiler.

360 VR Tour Link

<https://tour.giraffe360.com/etoncourt1alp>

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



Communal Hallway

19' 2" x 7' 6" (5.84m x 2.28m)

Door into Entrance Hallway

Entrance Hallway

7' 3" x 6' 2" (2.21m x 1.88m)

Fitted Carpet, Doors to All Rooms & 2x Storage Cupboards.

Living Room

14' 5" x 12' 1" (4.39m x 3.68m)

Fitted Carpet, Radiator, Coving to Ceiling, uPVC D/g Window & Patio Door to Rear, leads onto a Private Decked Terrace & Communal Gardens.

Re-Fitted Kitchen - (July 2022)

9' 0" x 7' 11" (2.74m x 2.41m)

LVT Flooring, Matching Base Units with Solid Oak Worktops Over, Natural Ash, Soft Closing Doors & Drawers, Corner Pull Out Storage Unit, Tiled Splashbacks, Belfast Sink & Drainer with Mixer Tap Over, uPVC D/g Window to Front, Plumbed for Washing Machine (Beko - To Stay), 4x Ring Cooke & Lewis Induction Hob, Extractor Hood Over, Beko Fan Assisted Electric Oven, Space for Tall Fridge-Freezer. NB: Wall Mounted Ideal Exclusive2 24kw Combi-Boiler.

Bedroom 1

12' 3" x 12' 1" (3.73m x 3.68m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Coving to Ceiling, Fitted Cupboard.

Bedroom 2

12' 0" x 10' 1" (3.65m x 3.07m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Coving to Ceiling.

Shower Room - Re-Fitted

7' 1" x 5' 10" (2.16m x 1.78m)

Non Slip Flooring, Walk-in-Shower Unit (with Disability Access), Mixer Shower, Pedestal Wash Hand Basin with Hot 'n' Cold Taps Over, Close-Coupled W.c, Radiator, Wall Mounted Electric Extractor Fan, Fully Tiled Walls.

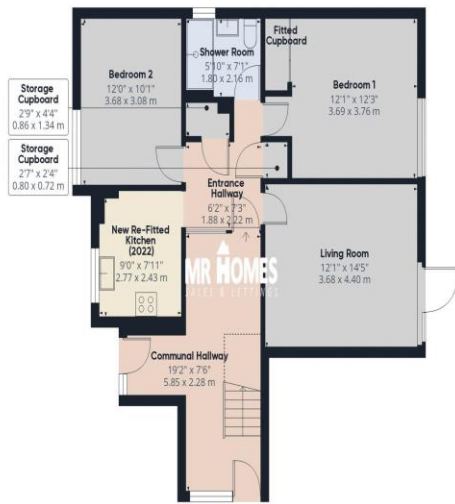
Garage - (Set in Row of 6 Garages)

Located at the Far End of Chichester Way, Up 'n' Over Door.

Wrap Around Communal Gardens - Always Very Well Maintained



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 0 Building 2



Approximate total area⁽¹⁾

956.59 ft²

88.87 m²

Reduced headroom

20.04 ft²

1.86 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.

GIRAFFE360

CARDIFF & THE VALE

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