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**MR HOMES**  
SALES & LETTINGS



Greencroft Avenue,  
Lower Ely,  
Cardiff CF5 5AG

Guide Price £150,000  
Freehold

# Greencroft Avenue, Lower Ely, Cardiff. CF5 5AG.

• \*\*\* GUIDE PRICE: £150,000 \*\*\*

• *CASH BUYERS ONLY - NO CHAIN*

• LARGE PLOT - 3-BED SEMI-DETACHED PROPERTY

• PUT YOUR OWN STAMP ON THIS PROPERTY

• IDEAL FOR INVESTORS

• PORCH ENTRANCE

• DOWNSTAIRS W.C

• REAR EXTENSION

• DETACHED GARAGE

• WRAP AROUND FRONT, SIDE & REAR GARDENS

• LARGE DRIVEWAY (CAN HOLD MULTIPLE VEHICLES)

• FREEHOLD



\*\*\* Guide Price: £150,000 \*\*\*

*NO CHAIN - CASH BUYERS ONLY*

3-BED SEMI-DETACHED PROPERTY IN NEED OF  
REFURBISHMENT THOUGHOUT

SET ON A GENEROUS SIZED PLOT & LOCATED IN THE SOUGHT  
AFTER AREA OF LOWER ELY, NEAR TRELAI PLAYING FIELDS -  
POSSIBLE ROOM FOR DEVELOPMENT TO THE PROPERTY GIVEN  
THE SIZE OF THE PLOT - PORCH ENTRANCE - SPACIOUS LIVING  
ROOM - REAR EXTENSION - KITCHEN - DOWNSTAIRS W.C - 3x  
BEDROOMS & A BATHROOM  
FRONT, SIDE & REAR GARDENS ARE ENCLOSED  
LARGE DRIVEWAY CAN BE EXTENDED TO HOLD MULTIPLE  
VEHICLES  
TENURE IS FREEHOLD.

**MR HOMES** Offer *FOR SALE* with No Ongoing Chain this 3-  
Bedroom Semi-Detached Property, comprising in brief; Porch  
Entrance, Hallway, Living Room, Rear Extension, Kitchen,  
Downstairs W.c, 1st Floor Landing, Bedroom1, Bedroom 2,  
Bedroom 3 & Bathroom. The Front, Side & Rear Gardens are  
Enclosed.

Private Driveway. & a Detached Garage.  
Gas Central Heating.

**EPC Rating = Awaiting assessment.... Council Tax Band = D.**  
Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Porch 9' 9" x 6' 1" (2.97m x 1.85m)**

Entered via uPVC Door Tiled Flooring uPVC D/g Window to Front Pendant Ceiling Light Obscure Glazed Door Leading into Entrance Hallway

**Entrance Hallway 6' 7" x 5' 2" (2.01m x 1.57m)**

Fitted Carpet Single panel radiator Fitted Corner cupboard Wood Panelled Walls Doors leading to Living Room and Kitchen Stairs rising to 1st floor

**Living Room 20' 7" x 10' 4" (6.27m x 3.15m)**

Fitted Carpet uPVC D/g Window to Front 2 x Single Panel Radiators Wall Mounted Gas Fire Pendant Ceiling Light Obscure Glazed Sliding Door into 2nd Reception Room

**2nd Reception Room 15' 10" x 10' 9" (4.82m x 3.27m)**

Fitted Carpet uPVC D/g Window to Rear Single Panel Radiators Tongue & Groove Wall Panelling Pendant Ceiling Light Obscure D/g Door leading to Side/Front Driveway/Garage

**Downstairs W.c. 4' 8" x 2' 6" (1.42m x 0.76m)**

Fitted Carpet Low Level W.c. Partially Tiled Walls Pendant Ceiling Light

**Kitchen 8' 10" x 8' 7" (2.69m x 2.61m)**

Vinyl Flooring uPVC D/g Window With Fitted Blinds to Side Wall Units Part Tiled/Part Tongue & Groove Walls Tiled Ceiling Strip Ceiling Light Stainless Steel Sink Bowl And Drainer with Taps Over Concertina Sliding Door into Entrance Hallway

**Landing & Stairs 13' 2" x 2' 8" (4.01m x 0.81m)**

Spiral Staircase Fitted Carpet uPVC D/g Window to Rear Hatch to Loft Door to Airing Cupboard Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom

**Bedroom 1 11' 11" x 10' 5" (3.63m x 3.17m)**

Fitted Carpet uPVC D/g Window to Rear Fitted Wardrobes, Cupboards & Dressing Table Single Panel Radiator Papered Walls Tiled Ceiling Pendant Ceiling Light

**Bedroom 2 10' 4" x 8' 5" (3.15m x 2.56m)**

Fitted Carpet uPVC D/g Window to Front Single Panel Radiator Papered Walls Tiled Ceiling Pendant Ceiling Light

**Bedroom 3 8' 7" x 7' 9" (2.61m x 2.36m)**

uPVC D/g Window to Front Papered Walls Pendant Ceiling Light

**Bathroom 5' 6" x 4' 8" (1.68m x 1.42m)**

Fully Tiled Walls And Ceiling uPVC D/g Window to Rear Panel Bath with Chrome Taps Electric Mixer Shower Over with Shower Head Pedestal Wash Hand Basin With Chrome Taps Low Level W.c Pendant Ceiling Light Radiator.

**Private Driveway**

**Garage 15' 8" x 10' 6" (4.77m x 3.20m)**

Up & Over Garage Door Concrete Floor Breeze Block Walls Corrugated Roof Windows to Side & Rear Light & Power Wooden Door Out to Rear Garden & Storage Shed

**Storage Shed 9' 5" x 6' 8" (2.87m x 2.03m)**

Wooden Door Concrete Walls & Floor Windows to Side

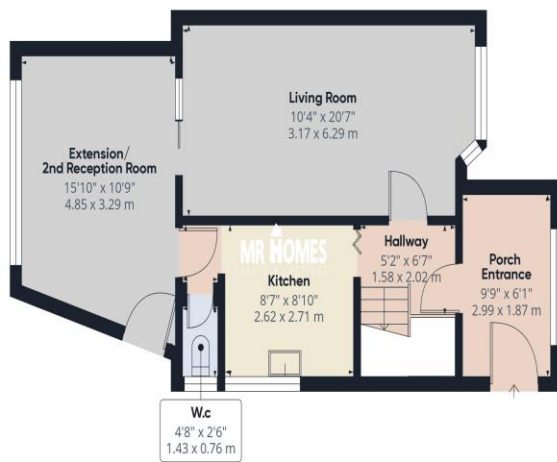
**Front & Side Garden – Enclosed**

**Rear Garden**

Enclosed By Wooden Fencing Concrete Garden with Borders Storage Shed Pathway to the Front Garden, Garage and Gated Driveway



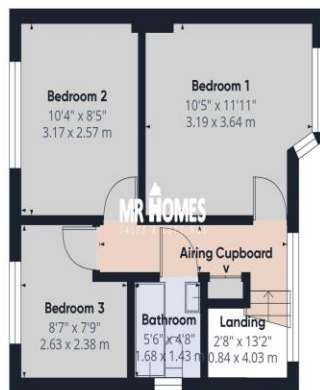
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Approximate total area<sup>(1)</sup>  
914.5 ft<sup>2</sup>  
84.96 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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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