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**MR HOMES**  
SALES & LETTINGS



Llewellyn Avenue  
Ely, Cardiff  
CF5 4EA

Offers in the Region Of £225,000  
Freehold



# Llewellyn Avenue, Ely, Cardiff, CF5 4EA

- EXTENDED DUTCH-STYLE
- 3-BEDROOMS
- ATTIC SPACE (NOT TO BUILDING REGS)
- VAST KITCHEN
- DOWNSTAIRS SHOWER ROOM
- REAR EXTENSION
- OUTDOOR TIMBER DECKING AREA
- GAS CENTRAL HEATING (NEW BOILER 2024)
- uPVC DOUBLE GLAZING
- FREEHOLD



EXTENDED DUTCH-STYLE SEMI-DETACHED - 3 BEDROOMS - GROUND FLOOR SHOWER ROOM WITH SINK & WC - FAMILY BATHROOM - LIVING ROOM - REAR GARDEN WITH LARGE TIMBER DECKED AREA - GAS CENTRAL HEATING (NEW GLOW WORM COMBI BOILER INSTALLED 2024) - uPVC DOUBLE GLAZING – FREEHOLD

**MR HOMES** are delighted to be representing our clients in bringing to market this substantial semi-detached Dutch-style property, which has an historic extension to the rear and an historic attic conversion (although their origin is unknown to the current vendors, they are not believed to meet building regulations). Situated on a section of Llewellyn Avenue with no through traffic resulting in a particularly quiet corner of the neighbourhood. The property itself offers extremely versatile living accommodation and is ready for its new family to make it home, it benefits from uPVC double glazing throughout and gas central heating with a new Glow Worn combi boiler having been installed in 2024.



**Tenure: Freehold**

**EPC Rating: TBC**

**Council Tax Band: C**

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

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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## Outside Front

Block work wall with two metal gates for access; block paved walkway and path laid to concrete lead to front door, remainder laid to lawn; timber gate to side provides access to Rear Garden

## Entry

5' 11" x 5' 10" (1.80m x 1.78m)

Accessed via uPVC front door with obscured DG panel; tiled flooring; radiator; uPVC DG window to front; access to Entrance Hall via uPVC door with obscured DG panel

## Entrance Hall

6' 4" x 3' 9" (1.93m x 1.14m)

Laminate flooring; understairs cupboard with electricity meter; double doors open onto Living Room; open plan to Kitchen; staircase rises to first floor

## Living Room

13' 0" x 10' 2" (3.96m x 3.10m)

Tiled flooring; radiator; in-built storage cupboards; uPVC DG window to front



## Kitchen

9' 4" MAX x 23' 1" (2.84m x 7.03m)

Laminate flooring; radiator; matching wall and base units with worktops over and tiled splash backs; Belling range cooker with multiple gas burners and ovens; free-standing double door American-style fridge freezer; stainless steel sink with half bowl and draining board and stainless steel mixer tap; cupboard housing gas meter; space and plumbing for washing machine; space and plumbing for dishwasher; uPVC DG window to rear; open plan to Dining Room

## Dining Room

13' 7" x 13' 1" (4.14m x 3.98m)

Laminate wood flooring; radiator; uPVC DG window to rear; uPVC French doors to side provide access to Rear Garden



## Downstairs Shower Room

5' 8" x 5' 0" (1.73m x 1.52m)

Tiled flooring; fully tiled walls; vanity unit comprising sink with mixer tap; WC; quadrant shower cubicle with electric shower; ladder style radiator; uPVC obscured DG window to side; extractor fan

## First Floor Landing

9' 5" x 2' 6" (2.87m x 0.76m)

Carpeted staircase splits off right to the Family Bathroom and left to all Bedrooms and access to staircase to Attic Room; uPVC DG picture window

## Family Bathroom

Floor tiles; matching white suite comprising pedestal Wash hand basin with separate hot and cold water taps; WC; panelled bath with mixer tap and shower attachment; radiator; 2 x uPVC obscured DG windows, one to front and one to side



## Bedroom 1

10' 2" MIN x 11' 10" MAX (3.10m x 3.60m)

Carpeted; radiator; in-built cupboards; uPVC DG window to front

## Bedroom 2

9' 5" x 9' 4" (2.87m x 2.84m)

Carpeted; radiator; built-in wardrobe (one contains gas central heating boiler: Glow worm Combi boiler installed 2024); uPVC DG window to rear

## Bedroom 3

5' 11" x 12' 0" (1.80m x 3.65m)

Carpeted; radiator; uPVC DG window to rear

## Rear Garden

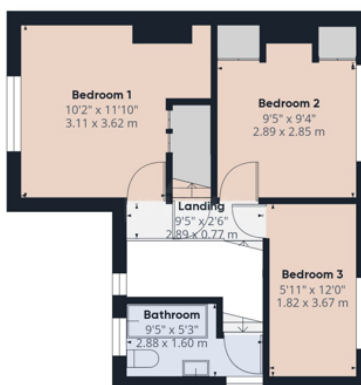
Timber decking at patio level; lower level to rear laid to lawn; lower level to side leads to timber gate providing access to front



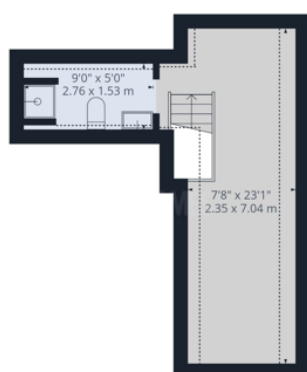
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Floor 1



Floor 2

Approximate total area: 1,268.43 ft<sup>2</sup> / 117.84 m<sup>2</sup>  
 Reduced headroom: 44.7 ft<sup>2</sup> / 4.15 m<sup>2</sup>  
 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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