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**MR HOMES**  
SALES & LETTINGS



Moore Close  
Ely, Cardiff  
CF5 4JU

Guide Price £140,000 to £150,000  
Freehold

# Moore Close, Ely, Cardiff, CF5 4JU

- NO CHAIN
- ATTENTION FIRST TIME BUYERS
- ATTENTION INVESTORS/LANDLORDS
- 2 DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- GENEROUS EAST-FACING REAR GARDEN
- LARGE LIVING ROOM (19' 5" LONG)
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION INVESTORS/LANDLORDS - 2 DOUBLE BEDROOMS - DRIVEWAY & GARAGE - FREEHOLD

**MR Homes** are delighted to represent our clients in bringing to market with **NO ONGOING CHAIN** this 2-bedroom semi-detached property. This property requires full modernisation but has **significant potential** due to the size of the plot, depending how far you wish to take it (subject to all the usual regulations/permissions/consents). The property benefits from a **driveway** which leads to a **garage**. A generous east-facing rear garden with a decent sized patio area and the remainder of the garden is laid to lawn, there is also a timber side gate providing access to the front of the property. The property has uPVC double glazing and gas central heating powered by a Back-Boiler to the Living Room fireplace & Hot Water Tank Located in the Airing Cupboard located on the First Floor Landing.



Tenure: Freehold

EPC Rating: E

Council Tax Band: B

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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### Outside Front

Approached via pedestrian metal gate with 4 concrete steps down to the front door; driveway laid to concrete accessed via double metal gates leads to garage; timber side gate provides access to Rear Garden

### Entrance Porch

3' 2" x 4' 6" (0.96m x 1.37m)

Accessed via uPVC front door with obscured DG panels; tiled flooring; uPVC obscured DG windows to both sides

### Entrance Hallway

7' 0" x 3' 3" MIN (2.13m x 0.99m)

Accessed via uPVC front door with obscured DG panel; carpet tiles; radiator; RCD Consumer Unit; burglar alarm control panel; electricity and gas meters; staircase rising to First Floor; access to Living Room and Kitchen

### Living Room

19' 5" x 9' 3" (5.91m x 2.82m)

Carpeted; radiator; gas fireplace with back boiler; serving hatch to kitchen; 2 x uPVC DG windows, one to front (recently installed), one to rear

### Kitchen

9' 3" x 7' 5" PLUS STORAGE (2.82m x 2.26m)

Tiled flooring; matching wall and base units with worktops over and partly tiled walls; unit with stainless steel sink with draining board and separate hot and cold water taps; under stairs storage cupboard; access to Garage; uPVC DG window to rear

### Garage

15' 9" x 8' 10" (4.80m x 2.69m)

Manual up and over door; concrete flooring; power and light; uPVC DG window to rear; timber door provides access to Rear Garden

### First Floor Landing

2' 11" MIN x 7' 3" MAX (0.89m x 2.21m)

Carpeted; storage cupboard housing hot water cylinder; access to both Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

### Bedroom 1

8' 9" x 14' 1" PLUS STORAGE (2.66m x 4.29m)

Carpeted; radiator; built-in wardrobes; over stairs storage cupboard

### Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m)

Carpeted; radiator; built-in wardrobes and storage cupboards; uPVC DG window to rear

### Family Bathroom

5' 4" MAX x 7' 2" MAX (1.62m x 2.18m)

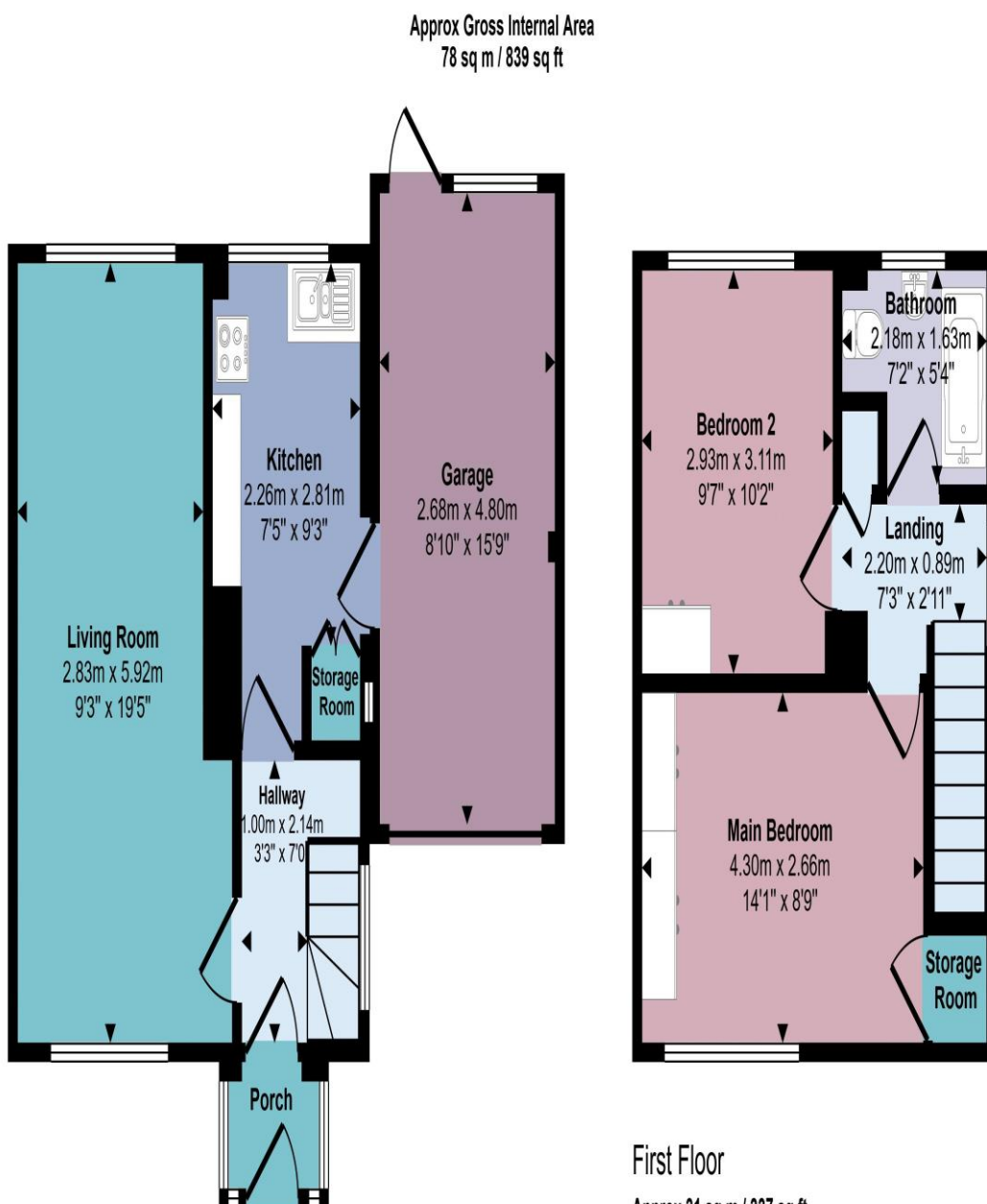
Carpeted; radiator; WC with pull chain mechanism; sink with separate hot and cold water taps; panelled bath with separate hot and cold water taps with mains powered shower over; uPVC obscured DG window to rear

### Rear Garden

Patio area laid with paving slabs which wrap around the garage structure leading to a timber gate which provides access to front driveway; remainder of garden laid to lawn; concrete footpath leads to rear of garden



**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.



Ground Floor  
Approx 47 sq m / 502 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## CARDIFF & THE VALE

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