

02920 204 555

Homes House, Suite 9 & 10
253 Cowbridge Road West
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Frank Road
Ely, Cardiff
CF5 4DL

Guide Price £200,000 to £210,000
Freehold

Frank Road, Ely, Cardiff, CF5 4DL

- NO CHAIN
- SUBSTANTIAL CORNER PLOT
- GENEROUS BLOCK-PAVED DRIVEWAY
- SOUTH-FACING REAR GARDEN
- OUTBUILDING/WORKSHOP
- 3 DOUBLE BEDROOMS
- POTENTIAL TO ADD VALUE
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



NO CHAIN - FANTASTIC CORNER PLOT - 3 DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - EXCELLENT OPPORTUNITY TO ADD VALUE - 2 RECEPTION ROOMS - MODERN KITCHEN WITH UNDER STAIRS STORAGE - MODERN BATHROOM - SEPARATE W.C. - BLOCK-PAVED DRIVEWAY TO FRONT & LOW MAINTENANCE FRONT GARDEN LAID TO STONE CHIPPINGS - ENCLOSED REAR GARDEN - OUTBUILDING/WORKSHOP - ASSUMED TO BE OF NON-STANDARD CONSTRUCTION: DENNIS-WILD STEEL FRAMED - FREEHOLD



MR HOMES are delighted to represent our client in bringing to market **FOR SALE** this 3 double bedroom semi-detached family home. In brief, the property comprises: Entrance Hall; Living Room with Bay Window; Dining Room; Kitchen; Staircase to First Floor Landing with access to all Bedrooms, Family Bathroom & Separate W.C. The property benefits from a large block-paved driveway to the side suitable for a number of vehicles. The rear garden is south-facing and as such provides a glorious sun trap and there is a timber gate providing access to the front of the property. The rear garden also has a substantial Outbuilding/Workshop. The property further benefits from uPVC double glazing and gas central heating powered by a Ferroli Modena 32C HE.



Tenure: Freehold

EPC Rating: D

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

WWW.MR-HOMES.CO.UK

Outside Front

Large block paved driveway; area to front of property laid with stone chippings; raised area around driveway constructed of stone blocks with capping stones and filled with stone chippings, mature shrubs and bushes

Entrance Hall

2' 7" MIN x 10' 0" (0.79m x 3.05m)

Accessed via uPVC front door with obscured DG panels; laminate flooring; radiator; storage cupboard; access to both Reception Rooms and staircase rises to First Floor

Living Room

13' 1" INTO BAY x 10' 4" (3.98m x 3.15m)

Carpeted; radiator; bay window to front with uPVC DG



Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Laminate flooring; radiator; uPVC DG window to front

Kitchen

Tiled flooring; radiator; matching wall and base units with worktops over and glazed splash backs; composite sink with draining board and mixer tap; integrated NEFF 4-ring gas hob with glazed splash back and CDA extractor hood over; integrated NEFF electric oven and separate grill; cupboard housing gas central heating Combi boiler: Ferroli Modena 32C HE; space for free-standing fridge/freezer; space and plumbing for washing machine; breakfast bar with bench seat and storage cupboards underneath; under stairs storage cupboard; uPVC DG window to rear; uPVC door with obscured DG panel provides access to Rear Garden



Timber-Framed Lean-To

Patio area laid with paving slabs; timber construction with plastic roof panels and plastic/vinyl side screens; outside tap; electrical sockets; timber door provides access to remainder of Rear Garden

First Floor Landing

Timber floorboard staircase rises to first floor; carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

WC

Carpeted; radiator; WC; uPVC DG window to rear

Bedroom 1

Carpeted; radiator; uPVC DG window to front

Bedroom 2

Carpeted; radiator; uPVC DG window to rear

Bedroom 3

Carpeted; radiator; uPVC DG window to front

Family Bathroom

Laminate wood flooring; partly tiled walls; ladder-style radiator; vanity unit incorporating sink with mixer tap; bath with mixer tap and shower attachment; fully tiled shower enclosure with door and Mira Vista electric shower; uPVC obscured DG window to side



Rear Garden

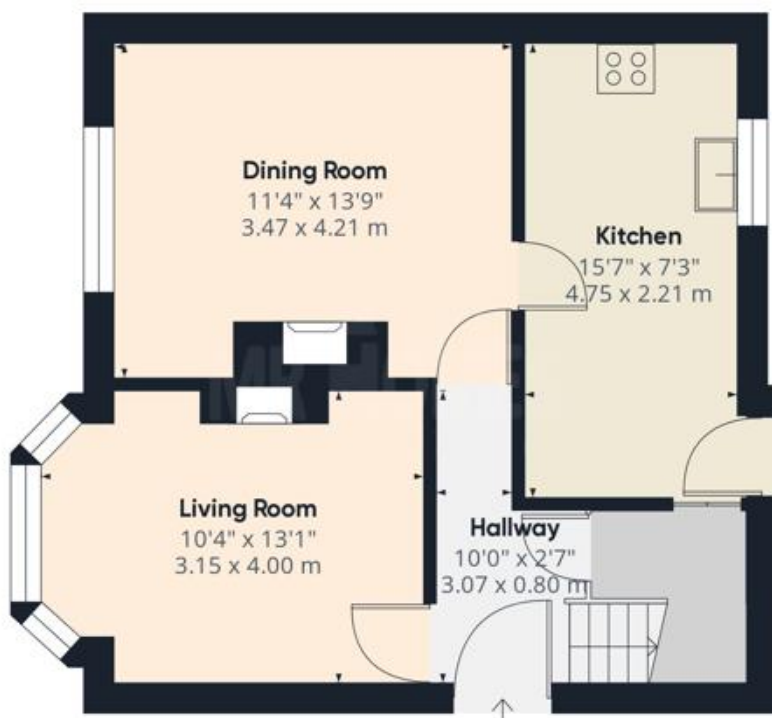
Steps up to raised patio area laid to paving slabs and area laid to lawn; timber gate to side provides access to Driveway

Outbuilding

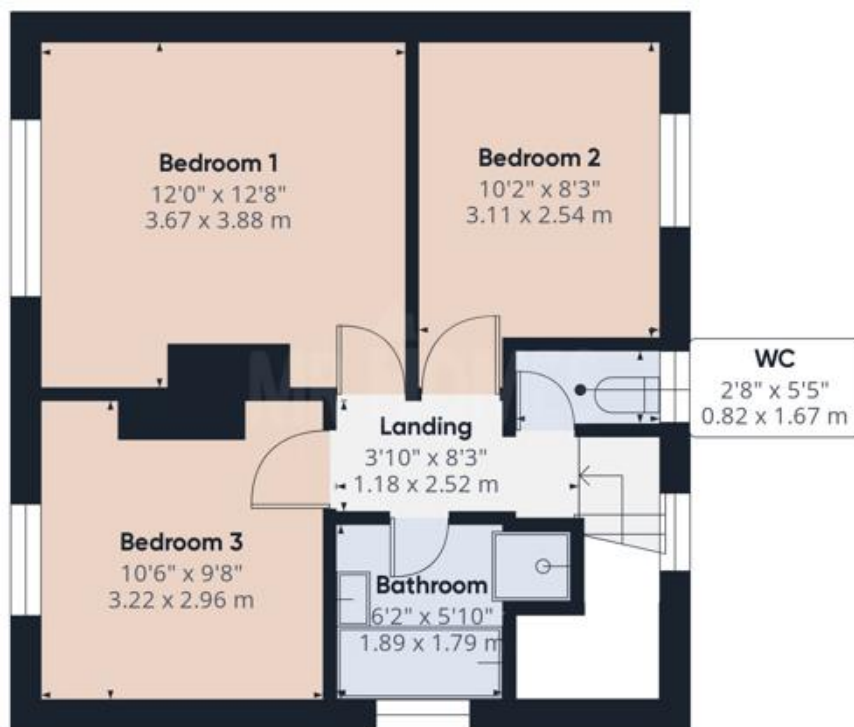
21' 7" x 8' 7" (6.57m x 2.61m)

Blockwork construction. Accessed via sliding door or uPVC pedestrian door. Concrete flooring; power and light. Sheltered storage area behind.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 888.23 ft² / 82.52 m²

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.

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.

CARDIFF & THE VALE

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