

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



Llewellyn Avenue,
Ely, Cardiff
CF5 4EB

Guide Price £210,000 to £220,000
Freehold

Llewellyn Avenue, Ely, Cardiff. CF5 4EB.

- 3-BED EXTENDED END-OF-TERRACE FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- UTILITY/STORAGE & KITCHEN
- UPSTAIRS WET/SHOWER ROOM (DISABILITY USE)
- MAIN BEDROOM with EN-SUITE SHOWER CUBICLE
- PRIVATE 'GATED' DOUBLE DRIVEWAY & DETACHED GARAGE
- SOUTH-FACING LARGE REAR GARDEN
- LARGE BRICK BUILT OUTBUILDING & LARGE ALUMINIUM SHED
- uPVC D/G WINDOWS & GAS C/H



EXTENDED 3-BED END-OF-TERRACE FAMILY HOME
SOUTH-FACING REAR GARDEN
DETACHED GARAGE
PRIVATE 'GATED' DOUBLE DRIVEWAY
OPEN-PLAN LIVING & DINING ROOM
UTILITY/STORAGE & EXTENDED KITCHEN
CLOAKROOM/DOWNSTAIRS W.C UPSTAIRS WET/SHOWER ROOM - uPVC D/G
WINDOWS
GAS C/H with COMBI-BOILER
THE TENURE IS FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this Extended 3-Bedroom End-Of-Terrace Family Home, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Open-Plan Living & Dining Room, Utility/Storage Room, Kitchen, Staircase to the 1st Floor Landing, Hatch to Insulated & Boarded Loft via Attached Ladders, Bedroom1 with En-Suite Shower Cubicle, Bedroom 2, Bedroom 3, Wet/Shower Room with Disability Use. The Outside Front is Low-Maintenance, Lockable Double Gates access the Side & Rear Garden. Further Set of Wrought Iron Gates, Detached Garage, SOUTH-FACING Large Rear Garden, Large Brick Built Outbuilding & Aluminium Storage Shed. Private 'Gated' Double Driveway to Front. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior MkV Condensing Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/llewellynavenue61ap/>



EPC Rating = Awaiting Assessment...
Council Tax Band = B.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway

12' 11" x 6' 10" (3.93m x 2.08m)

Cloakroom/Downstairs W.c

5' 0" x 3' 5" (1.52m x 1.04m)

Houses RCD Consumer Unit

OPEN-PLAN Living Room & Dining Room

22' 8" x 12' 6" (6.90m x 3.81m)

Utility / Storage Room

9' 1" x 6' 11" (2.77m x 2.11m)

Kitchen - Extended

13' 2" x 7' 6" (4.01m x 2.28m)



1st Floor Landing

Hatch to Insulated & Boarded Loft via Attached Ladders

Bedroom 1 with En-Suite Shower Cubicle

13' 2" x 10' 3" (min to Front of Wardrobe) (4.01m x 3.12m)

Bedroom 2

10' 3" (min to front of Fitted Cupboards) x 9' 0" (3.12m x 2.74m)

Bedroom 3

9' 2" x 6' 11" (2.79m x 2.11m)

Wet/Shower Room (Disability Use)

6' 9" x 5' 11" (2.06m x 1.80m)



Outside Front - Low-Maintenance & Enclosed

Lockable Side Gates to Access Side, Rear Garden & Garage

Side & Rear Garden - Enclosed - SOUTH FACING

LARGE ALUMINIUM SHED TO STAY LARGE BRICK BUILT OUTBUILDING FOR STORAGE

Private & Gated Double Driveway to Front



Detached Garage

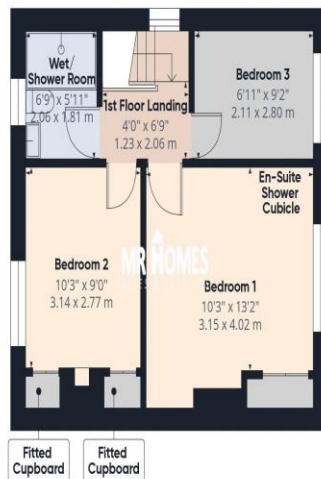
19' 6" x 8' 4" (5.94m x 2.54m)



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 2 Building 1



Floor 0 Building 2

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

1085.43 ft²

100.84 m²

Reduced headroom

2.48 ft²

0.23 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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555

MR HOMES
SALES & LETTINGS

To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer