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MR HOMES
SALES & LETTINGS



Vachell Road,
Ely, Cardiff
CF5 4HJ

Guide Price £180,000 to £190,000
Freehold

Vachell Road, Ely, Cardiff. CF5 4HJ.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- KITCHEN/DINER
- MODERN BATHROOM SUITE
- PRIVATE DRIVEWAY TO FRONT
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- EPC RATING = D. /COUNCIL TAX BAND = B.
- TENURE: FREEHOLD.



NO CHAIN - 3-BED SEMI-DETACHED FAMILY HOME - PRIVATE DRIVEWAY - LARGE REAR GARDEN - TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hall, Living Room, Kitchen/Diner, Pantry/Understair Storage Cupboard, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom Suite. The Front Garden is Low-Maintenance with Hedgerow Boundary, Private Driveway to Front, Large & Enclosed Rear Garden with a Bar & Large Storage Shed. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant eco TEC Pro 24Kw Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/vachellroad100ap/>

EPC Rating = D.

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 Hall - 5' 0" x 3' 1" (1.52m x 0.94m)

Entered Via uPVC Obscured D/g Door, Laminate Flooring, Double Panel Radiator, Doorway to Lounfe, Stairs to First Floor Landing.

Living Room - 14' 3" x 13' 4" (4.34m x 4.06m)

Laminate Flooring, 2 x uPVC D/g Windows to Front, Double Panel Radiator, Electric Fireplace, Coving to Ceiling, Base Cupboards Housing Electric RCD Consumer Unit and Electric Meter, Doorway to Kitchen.

Kitchen/Diner - 13' 8" x 9' 0" (4.16m x 2.74m)

Tiled Flooring, Matching Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Tap, 4 Ring Gas Hob With Extractor Hood Over, Electric Fan-Assisted Oven, Plumbed for Washing Machine, Plumbed for Dishwasher, uPVC D/g Window to Rear, uPVC Obscured D/g Door to Rear Garden, Doorway to Pantry/Understair Storage Cupboard.

Pantry/Understair Storage Cupboard - 5' 3" x 2' 9" (1.60m x 0.84m)

Tiled Flooring, Fixed Shelving, uPVC Obscured D/g Window to Side.

Staircase/First Floor Landing - 7' 8" x 4' 5" (2.34m x 1.35m)

Fitted Carpet, uPVC Window to Side, Hatch to Insulated Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 14' 3" x 9' 5" (4.34m x 2.87m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

Bedroom 2 - 9' 7" x 9' 0" (2.92m x 2.74m)

Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Airing Cupboard Housing Vaillant eco TEC Pro 24Kw Combi-Boiler.

Bedroom 3 - 9' 6" x 7' 2" (2.89m x 2.18m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

Family Bathroom - 6' 11" x 4' 3" (2.11m x 1.29m)

Tiled Flooring, Panel Bath with Mixer Tap And Attached Dual Rainfall & Handheld Electric Showerhead Over, Ceiling Extractor Fan, Glass Shower Screen, Wash Hand Basin with Mixer Tap Set in Vanity Cupboard,, Close Coupled W.c., Fully Tiled Walls.

Outside Front -

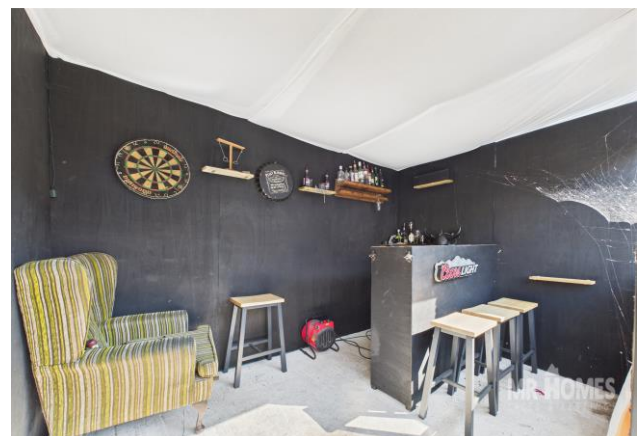
Front Garden has Hedges to The Boundaries, Laid Stone Chippings and Mixture of Lawn.

Driveway

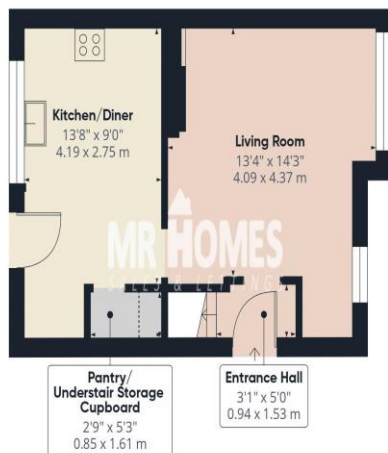
Driveway to Front, Access to Rear Garden, Currently Boarded Off with Fencing.

Rear Garden (Enclosed)

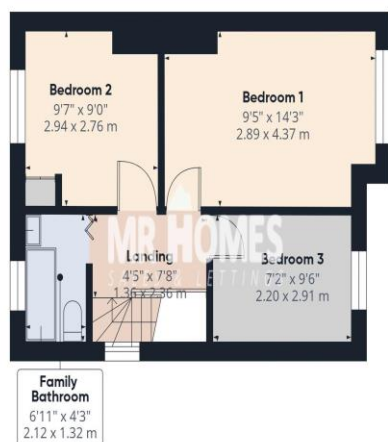
Large Enclosed Rear Garden, Low Maintenance, Astro Turf, Patio and Laid Slate Chippings, Decked Area Which Leads to A Storage Shed, Outside Bar, Outside Tap, Outside Light.



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



Approximate total area⁽¹⁾

719 ft²

66.8 m²

Reduced headroom

4 ft²

0.4 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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