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Homes House, Suite 9 & 10

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MR HOMES
SALES & LETTINGS



Deere Road
Ely, Cardiff
CF5 4NG

Offers in the Region Of £199,950
Freehold

Deere Road, Ely, Cardiff, CF5 4NG

- NO CHAIN
- DRIVEWAY & GARAGE
- ELECTRIC CAR CHARGING POINT
- SOUTH-FACING REAR GARDEN
- 3-BEDROOMS
- OUTBUILDING
- GENEROUS PLOT
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - 3-BEDROOM EXTENDED SEMI-DETACHED - GENEROUS PLOT - DRIVEWAY with ELECTRIC CAR CHARGING POINT - GARAGE - SOUTH-FACING REAR GARDEN with OUTBUILDING - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this substantial 3-bedroom semi-detached family home. It features several desirable elements that are high on most peoples' wish list when searching for property, including a **driveway** for off-road parking with an **electric car charging point** and a **garage (22' x 14')** with power and light. There is a generous **south-facing rear garden** which also accommodates a **~34m2 Outbuilding** with power and light. The property itself provides **two large reception rooms** and a modern, light and bright Kitchen. Upstairs there are three bedrooms and a family bathroom, including disabled access shower, in addition to a traditional bathroom suite. This property certainly doesn't want for storage space with a boarded loft with power and light and uPVC DG window to side. This property will appeal to a number of different categories of buyer so don't miss your opportunity to view.

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

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

Brick walls with capping stones and decorative metal work; separate pedestrian and vehicular access; area laid to paving slabs; driveway laid to concrete with access to garage; electric car charging point

Entrance Hallway

Accessed via uPVC door with obscured, leaded and stained DG panels; laminate flooring; radiator, burglar alarm control panel; access to Living Room via timber door with obscured glazed panels; stairs rise to first floor

Living Room

15' 4" into bay x 13' 5" (4.67m x 4.09m)

LVT flooring, radiator; feature gas fire place, ceiling fan light and ceiling rose; bay window to front uPVC DG

Second Reception Room

18' 6" x 10' 0" (5.64m x 3.05m)

Laminate flooring; radiator; cupboard housing gas meter; cupboard housing gas central heating boiler: Pro Exclusive 30; under stairs cupboard RCD Consumer Unit;

Kitchen

9' 4" x 9' 1" (2.84m x 2.77m)

Laminate flooring, matching base units with worktops over; inset Belfast-style sink with hose type mixer tap; extractor fan; space and plumbing for washing machine and dishwasher; uPVC DG windows to side and rear; access to Rear Garden via solid uPVC door

First Floor Landing

8' 0" x 4' 8" MAX (2.44m x 1.42m)

Carpeted; storage cupboard over stairs; access to all Bedrooms and Family Bathroom; access hatch to loft (insulated and boarded with power points, lights and uPVC DG window to side)

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Carpeted; radiator; uPVC DG window to front

Bedroom 2

10' 1" x 9' 5" MIN (3.07m x 2.87m)

Laminate flooring; radiator; uPVC DG window to rear

Bedroom 3

7' 11" x 7' 6" (2.41m x 2.28m)

Carpeted; radiator; uPVC DG window to front

Family Bathroom

5' 8" x 8' 9" (1.73m x 2.66m)

Vinyl flooring; fully tiled walls; radiator; matching white suite comprising pedestal wash hand basin with separate hot and cold water taps, WC and panelled bath with mixer tap and shower connection and separate Dimplex electric shower over; AKW disabled access shower with gate, shower rail and curtain, drop-down seat and AKW electric shower unit; uPVC obscured DG window to rear.

Rear Garden

Terraced area at property level with patio laid to 'presscrete'; lower level laid to lawn; access to Outbuilding; access to Garage; access to front of property via metal gate; enclosed by brick walls and timber panel fencing

Garage

22' 8" x 14' 4" max 10'10 min (6.91m x 4.37m)

Electrically operated up and over door; power and light; 2 x uPVC DG windows, one to side, one to rear; solid uPVC door for pedestrian access

Outbuilding

23' 0" MAX x 16' 1" MAX (7.01m x 4.90m)

Accessed via uPVC DG French Doors; power and light; uPVC DG window to side



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

Approximate total area⁽¹⁾

1584 ft²

147.2 m²



Floor 1 Building 1

Approximate total area: 992 ft² / 92.2 m²

(1) Excluding balconies and terraces

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.

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