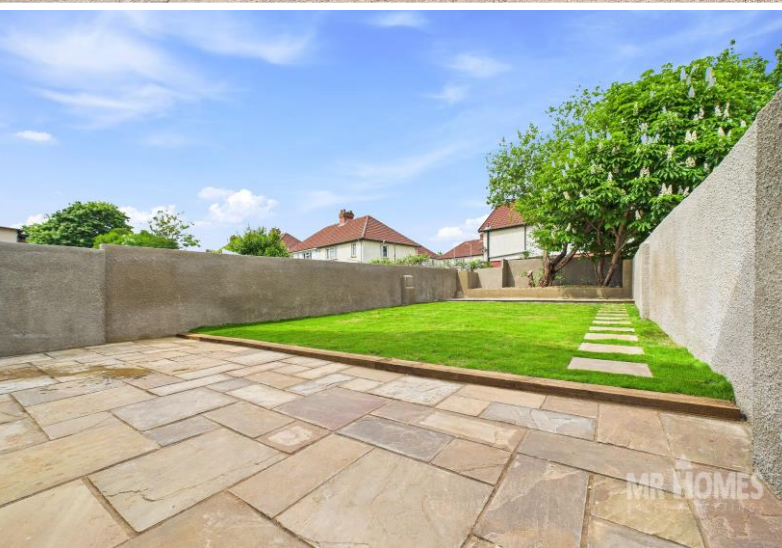


02920 204 555

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



Stanway Road,
Ely, Cardiff
CF5 4JH

Guide Price £239,950 to £249,950
Freehold

Stanway Road, Ely, Cardiff. CF5 4JH.

- NO CHAIN - 5-BED EXTENDED HOUSE FOR SALE
- FULL HOUSE RENOVATION
- 3x STOREYS
- BRAND NEW ROOF
- BRAND NEW DOORS & WINDOWS
- BRAND NEW KITCHEN & BATHROOM
- BRAND NEW BRICK-PAVED DRIVEWAY
- LANDSCAPED REAR GARDEN
- BRAND NEW COMBI-BOILER & C/H SYSTEM
- ELECTRICALLY RE-WIRED



NO CHAIN - FULL HOUSE RENOVATION
5-BED EXTENDED END-OF-LINK HOUSE - 3x STOREYS –
ATTIC CONVERSION – BRAND-NEW ROOF
FULL ELECTRICAL REWIRE – BRAND-NEW COMBI-BOILER & CENTRAL
HEATING SYSTEM
BRAND-NEW HOWDENS FITTED KITCHEN & BRAND-NEW FITTED BATHROOM
SUITE
LANDSCAPED REAR GARDEN BRICK-PAVED DRIVEWAY
BRAND-NEW FLOORING THROUGHOUT
PLASTERED WALLS & CEILINGS THROUGHOUT
TENURE: FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Immaculate & Extended 5-Bedroom End-Of-Link Property, comprising in brief; Extended Porch, Howdens Fitted Kitchen with Integrated Appliances, Understair Storage Cupboard, Living Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom Suite, Understair Storage Cupboard, Staircase to the 2nd Floor Landing, Bedroom 4 & Bedroom 5. To the Front is a Brand New Private 'Brick-Paved' Driveway, Raised Flower Beds to the Sides, a Mature Hedgerow, and a Beautifully Landscaped Rear Garden. Brand New uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic Combi ESP1 35kW Combi-Boiler.



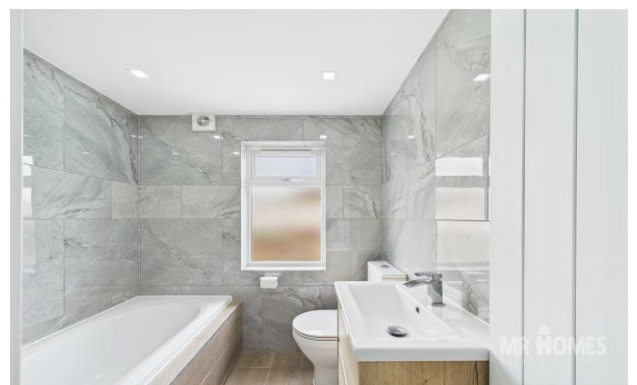
EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/stanwayroad52ap/>

EPC Rating = D.
Council Tax Band = D.

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

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



EXTENDED Porch Entrance - 15' 7" x 4' 7" (4.75m x 1.40m)

Entered Via Brand New Composite Front Door, Large Ceramic Tile Floor, Plastered Walls And Ceiling, Brand New Double Panel Radiator, Brand New uPVC Obscured D/g Window to Side, Inset Spotlights to Ceiling, uPVC Clear Glass Door to Rear Garden, uPVC D/g Window to Rear, Staircase to First Floor Landing, Door to Kitchen/Diner.

Kitchen/Diner - HOWDENS - 12' 9" x 12' 1" (3.88m x 3.68m)

Brand New Howdens Fitted Kitchen, Large Ceramic Tile Floor, Grey Gloss Matching Wall and Base Units, With Soft Closing Doors and Drawers, Cement Colour Worktop Over, Tiled Splashbacks, Black Sink and Drainer With Mixer Tap Over, uPVC D/g Window to Rear, 4 Ring Induction Ceramic Hob With Modern Extractor Hood Over, Zanussi Electric Fan Assisted Oven, Brand New Double Panel Radiator, Plastered Walls and Plastered Ceiling, Inset Spotlights to Ceiling, uPVC Double French Doors to Rear Garden, Door to Understair Storage Cupboard and Living Room.

Living Room - 14' 2" x 9' 10" (4.31m x 2.99m) Howdens Top Of The Range Vinyl Flooring, Plastered Walls and Ceiling, Brand New Double Panel Radiator, Feature Inset Shelled Unit To Recess, uPVC D/g Window to Front, Brand New Architrave And Skirtings Throughout The House All Doors Are Fire Doors Except Bathroom.

Staircase/First Floor Landing - 7' 10" x 4' 6" (2.39m x 1.37m)

Brand New Staircase, Brand New Quality Fitted Thick Pile Carpet With Underlay, Plastered Walls And Ceiling, Inset Spotlights To Ceiling, Door to Understair Storage Cupboard, Brand New Wall Mounted Electric RCD Consumer Unit, Fire Doors to Bedroom 1, Bedroom 2 And Bedroom 3, Door to Family Bathroom.

Bedroom 1 - 9' 10" x 9' 2" (2.99m x 2.79m) Quality New Thick Pile Fitted Carpet With Underlay, uPVC D/g Window to Rear, Single Panel Radiator, Recess With Hanging Rail, Double Doors to Storage Cupboard Housing a Brand New Ideal Logic Combi ESP1 35kW Combi-Boiler.

Bedroom 2 - 9' 6" x 7' 2" (2.89m x 2.18m) Quality New Thick Pile Fitted Carpet With Underlay, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling.

Bedroom 3 - 9' 10" x 6' 0" (2.99m x 1.83m) Quality New Thick Pile Fitted Carpet With Underlay, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling.

Family Bathroom - 6' 0" x 5' 6" (1.83m x 1.68m) Brand New Tile Floor, Bath With Tiled Panel And Large Chrome Mixer Tap Over, Mixer Shower Over With Dual Handheld and Rainfall Shower Heads, Wash Hand Basin With Chrome Mixer Tap Over, Set In A Vanity Unit With Drawers, Close Coupled W/c, Fully Tiled Walls, Wall Mounted Extractor Fan, uPVC Obscure D/g Window To Rear, Inset Spotlights to Ceiling, Modern Vertical 3 Bar Radiator.

Second Staircase to Second Floor Landing - 5' 10" x 4' 5" (1.78m x 1.35m) Brand New Staircase, Brand New Quality Fitted Thick Pile Carpet With Underlay, 2 x Power Points, Inset Spotlights To Ceiling, Plastered Walls And Ceiling, Fire Doors to Bedroom 4 And Bedroom 5.

Bedroom 4 - 9' 5" x 9' 0" (2.87m x 2.74m) Quality New Thick Pile Fitted Carpet With Underlay, Velux D/g Window to Side, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling.

Bedroom 5 - 8' 1" x 7' 5" (2.46m x 2.26m) Quality New Thick Pile Fitted Carpet With Underlay, uPVC Obscure D/g Window to Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights to Ceiling.

Front Garden

Concrete Pathway With Raised Flowerbeds to Each Side, Well Maintained Mature Hedgerows to Borders.

Driveway (Brand New)

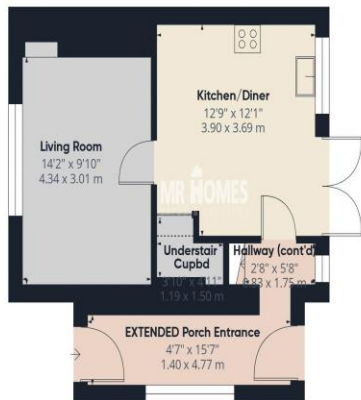
Brand New Brick Paved Double Driveway to Front.

Landscaped Rear Garden

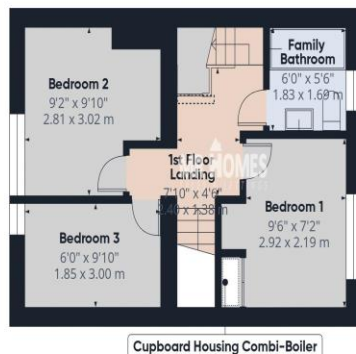
Brand New Natural Stone Patio With Sleepers Separating A Large Brand New Laid Lawn, Natural Stone Patio Stepping Stones To The Slightly Raised Natural Stone Patio At The Rear, Further Raised Section With 2 Mature Trees With Laid Bark Chippings To Rear, Outside Sensor Light, Outside Tap, Wall Mounted Double Power Point to Back Wall. Garden Facing North West.



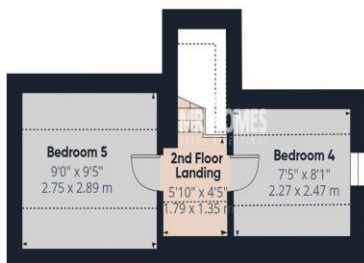
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Floor 2

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

904 ft²
84 m²

Reduced headroom

89 ft²
8.3 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.

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