

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 4DZ

Guide Price £199,950
Freehold

Llewellyn Avenue, Ely, Cardiff. CF5 4DZ.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- MOVE STRAIGHT IN
- OPEN-PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS WET/SHOWER ROOM
- UPSTAIRS FAMILY BATHROOM SUITE
- LARGE BRICK-PAVED DRIVEWAY & CARPORT
- LARGE REAR GARDEN & LARGE OUTBUILDING
- TENURE: FREEHOLD



NO CHAIN

3-BED SEMI-DETACHED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOM -
LARGE PORCH ENTRANCE - FITTED KITCHEN DOWNSTAIRS WET/SHOWER ROOM -
UPSTAIRS FAMILY BATHROOM SUITE - LARGE 'BRICK-PAVED PRIVATE DRIVEWAY
CONTINUES VIA A LARGE SIDE GATE TO A CARPORT
LARGE & ENCLOSED LOW-MAINTENANCE REAR GARDEN
LARGE OUTBUILDING
uPVC D/G WINDOWS - GAS C/H –
TENURE = FREEHOLD.

MR HOMES Offer **FOR SALE** with No Ongoing Chain this 3-Bedroom Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Open-Plan Living & Dining Room, Kitchen, Rear Lobby, Downstairs Wet/Shower Room, Staircase to the 1st Floor Landing with Hatch Access to the Attic, Bedroom 1, Bedroom 2, Bedroom 3 and a Family Bathroom Suite. The Outside Front Garden is Enclosed with Medium Height Walls & Wooden Panel Fencing, The Large Private 'Gated' Brick-Paved Driveway Continues Through a Large Side Gate to the Carport. The Rear Garden is Enclosed and has Brick-Paving & Astroturf for Low-Maintenance. There is a Large Outbuilding to the Rear of the Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/llewellynavenue17ap/>

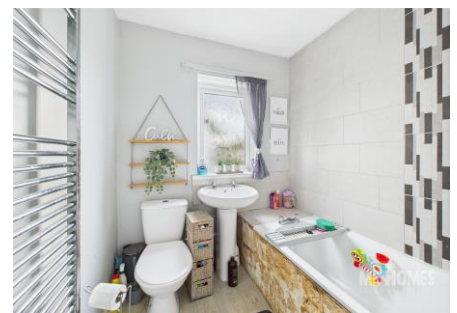
EPC Rating = Awaiting Assessment...
Council Tax Band = B.

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

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



Porch Entrance

10' 5" x 6' 0" (3.17m x 1.83m)

Hallway

6' 11" x 6' 7" (2.11m x 2.01m)

OPEN-PLAN Living Room & Dining Room

26' 0" x 11' 9" (7.92m x 3.58m)

Kitchen

10' 4" x 10' 0" (3.15m x 3.05m)

Rear Lobby

7' 5" x 3' 3" (2.26m x 0.99m)

Wet/Shower Room

7' 6" x 7' 0" (2.28m x 2.13m)

1st Floor Landing

10' 0" x 2' 9" min (3.05m x 0.84m)

Bedroom 1

13' 6" x 12' 0" (4.11m x 3.65m)

Bedroom 2

10' 11" x 10' 6" (3.32m x 3.20m)

Bedroom 3

10' 0" x 7' 2" (3.05m x 2.18m)

Family Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Front Garden - Flowerbed Borders

Lockable Side Double Width Gate Access into Side Enclosure, Carport & Rear Garden.

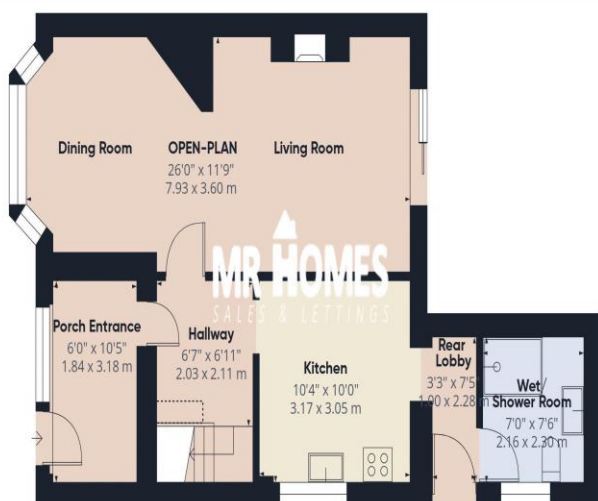
Carport & Side Enclosure - Brick-Paved - Fence Separating Rear Garden

Rear Garden – Low-Maintenance & Enclosed

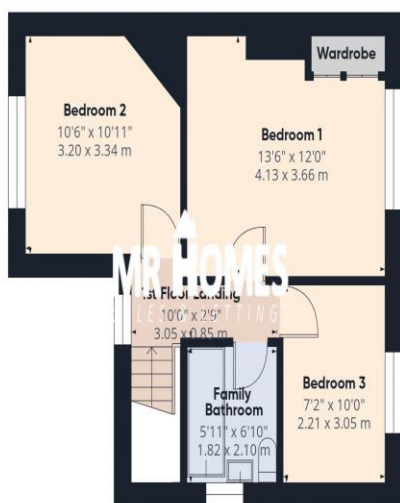
Large Outbuilding



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

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Approximate total area⁽¹⁾

1019 ft²
94.6 m²

Reduced headroom

3 ft²
0.3 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 are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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