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MR HOMES
SALES & LETTINGS



Highmead Road,
Ely, Cardiff
CF5 4GX

Guide Price £229,950 to £239,950
Freehold

Highmead Road, Ely, Cardiff. CF5 4GX.

- ~ NO CHAIN ~ EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- RE-FITTED UTILITY ROOM / DOWNSTAIRS W.C
- 3x BEDROOMS to the FIRST FLOOR
- UPSTAIRS SHOWER ROOM
- LARGE PRIVATE DRIVEWAY
- VERY LARGE & ENCLOSED REAR GARDEN (CURRENTLY OVERGROWN)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



~ NO CHAIN ~ EXTENDED 3-BED SEMI-DETACHED FAMILY HOME - CONVENIENTLY SET BACK OFF THE OVAL GREEN AT THE TOP OF HIGHMEAD ROAD - THE PROPERTY REQUIRES SOME REDECORATION TO THE 1st FLOOR LANDING, BEDROOM 3 & UPSTAIRS SHOWER ROOM - THIS PROPERTY WILL BE A LOVELY FAMILY HOME - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Extended 3-Bedroom Family Home, comprising in brief; Inviting, Entrance Hallway, Living Room Open-Plan to the Dining Room, Kitchen, Rear Lobby, Extended Utility Room & Downstairs W.c which has been Re-Fitted, Staircase to the 1st Floor Landing, Hatch Access to Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a Shower Room. To the Front is a Large Private Driveway which holds Multiple Vehicles, Double Side Gates Access the Side Enclosure and Leads to the Very Large & Enclosed Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Main 30kW HE Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

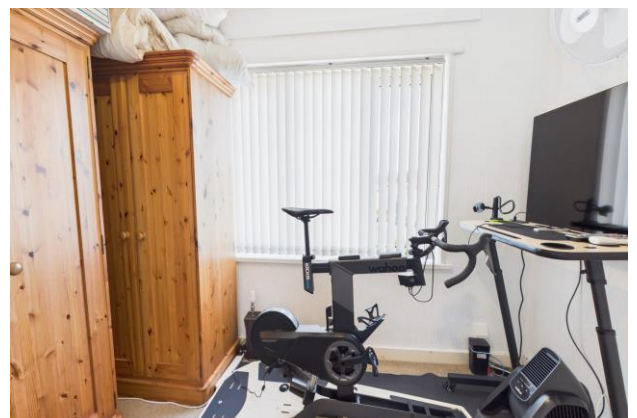
360 VR Tour Link > <https://tour.giraffe360.com/highmeadroad76ap/>

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. To submit your offer, please visit:

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



Entrance Hallway - 8' 2" x 6' 7" (2.49m x 2.01m)

Entered Via uPVC Obscure D/g Door With A Rose Design, Quarry Tile Flooring, Double Panel Radiator, Base Cupboard Housing Electric Meter And RCD Consumer Unit, Wall Mounted Alarm Panel, Plastered Walls And Textured Ceiling, Coving To Ceiling, Solid Oak Door To Dining Room, Door To Kitchen, Staircase To First Floor Landing.

Dining Room - 10' 11" x 9' 10" (3.32m x 2.99m)

Laminate Flooring, uPVC D/g Bay Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Open-Plan To Living Room.

Open-Plan Living Room - 13' 10" x 12' 6" (4.21m x 3.81m)

Laminate Flooring Continued From Dining Room, Living Flame Gas Feature Fireplace, uPVC D/g French Patio Doors To Rear Garden, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Single Panel Radiator.

Kitchen - 10' 8" x 9' 5" (3.25m x 2.87m)

Tiled Flooring,, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Composite Sink With Quarter Bowl And Drainer With Mixer Tap Over, uPVC D/g Window To Side And To Rear, Single Panel Radiator, Zanussi Electric Oven & 4x Ring Induction Hob, Space For Tall Fridge Freezer, All Walls Are Tiled Up To Half Height And Remaining Walls Are Plastered With A Textured Ceiling, Doorway To Rear Lobby.

Rear Lobby - 5' 11" x 2' 10" (1.80m x 0.86m)

Housing A Main Combi 30 he Combi-Boiler, Oak Door To Extended Utility Room/Downstairs W.c. uPVC Half Glazed Obscure D/g Door To Rear Garden.

Extended Utility Room/Downstairs W.c. - 7' 7" x 5' 11" (2.31m x 1.80m)

Tiled Floor, Matching Wall And Base Unit Work Surface Over, Tile Splashback, Circular Stainless Steel Sink With Mixer Tap Over, Close Coupled W.c., Ladder/Towel Radiator, Plumbed For Washing Machine, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Hatch To Loft Space.

Staircase/First Floor Landing - 4' 5" x 3' 4" (1.35m x 1.02m)

Stripped Wooden Floorboard Staircase, Fitted Carpet To First Floor Landing, uPVC D/g Window To Side, 1 Wall Stripped Back To Brick For Decoration, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Shower Room, Enlarged Hatch To Insulated And Boarded Loft With Fold-Down Wooden Ladder And Loft Light.

Bedroom 1 - 14' 0" x 10' 0" (4.26m x 3.05m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, 4 x Mirrored Sliding Doors To Fitted Wardrobes.

Bedroom 2 - 10' 11" x 8' 5" (3.32m x 2.56m)

Stripped Floorboards, uPVC D/g Window To Rear, Pipework For Radiator Present, 2 Walls Are Stripped Back To Brick For Decoration.

Bedroom 3 - 9' 7" x 7' 8" (2.92m x 2.34m)

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

Shower Room - 6' 4" x 6' 1" (1.93m x 1.85m)

Stripped Floorboards, Shower Cubicle With Electric Shower, Plumbing Present For Wash Hand Basin And W.c., uPVC Obscure D/g Window To Side, 2 x Walls Stripped Back To Brick For Decoration, Pipework Present For Radiator.

Outside Front -

Space To Drive Up The Side Of Property, Double Gates Leading To Side Garden.

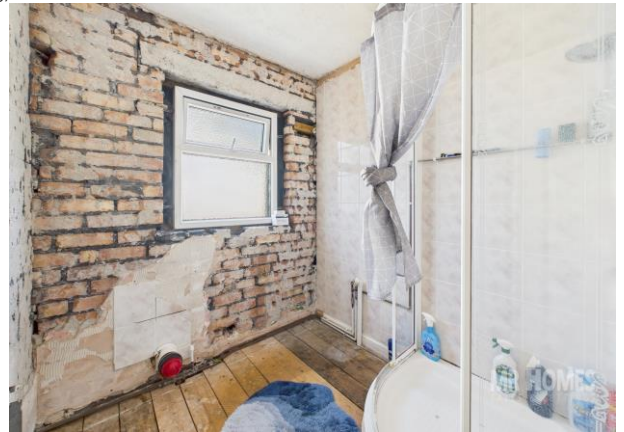
Private Driveway To Front Holds Multiple Vehicles

Side Garden

Patio Area, Outside Tap, Leads Around To Rear Garden.

Rear Garden

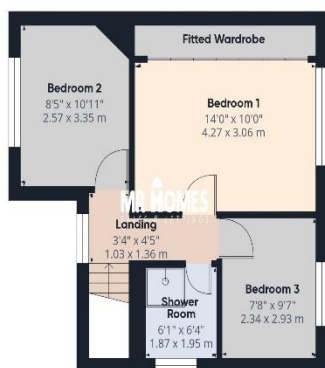
Extremely Overgrown Rear Garden, West Facing, Outside Sensor Light.



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

MR HOMES
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Approximate total area[®]

921 ft²
85.7 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

CARDIFF & THE VALE

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