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**MR HOMES**  
SALES & LETTINGS



Barnard Avenue  
Lower Ely, Cardiff  
CF5 5AU

Guide Price £165,000 to £170,000  
Freehold



# Barnard Avenue, Lower Ely, Cardiff, CF5 5AU

- NO CHAIN
- DETACHED 'UPSIDE DOWN' HOUSE
- 2 BEDROOMS
- LARGE OPEN PLAN LIVING AREA
- MODERN KITCHEN
- GREAT LOCATION
- GENEROUS PLOT
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



NO CHAIN - ATTENTION FIRST-TIME BUYERS - ATTENTION INVESTORS/LANDLORDS - UNIQUE DETACHED PROPERTY - LARGE PLOT - 'UPSIDE DOWN' LIVING - LARGE OPEN PLAN LIVING ROOM AND KITCHEN TO FIRST FLOOR WITH VAULTED CEILINGS - 2 BEDROOMS TO GROUND FLOOR - BATHROOM - uPVC DOUBLE GLAZING & VELUX WINDOWS - ELECTRIC RADIATORS AND HOT WATER CYLINDER – FREEHOLD

**MR HOMES** are delighted to represent our clients in bringing to market **FOR SALE** this unique property in a highly sought-after location, close to Trelai Park and the A48/Cowbridge Road West with its various shops, amenities and transport links. The popular Culverhouse Cross and Valegate Retail Park are less than 2.5 miles to the west and the very heart of Cardiff City Centre is less than 3 miles to the east and can be reached on foot in approx. an hour or take advantage of public transport, including numerous bus routes or Waun-gron Park railway station can be reached on foot in under 15 minutes with regular direct journeys to Cardiff Central taking just 11 minutes. The detached 2-bedroom house sits on its own large plot which provides ample parking for multiple vehicles while still allowing for plenty of remaining garden and entertaining space. The bedrooms and bathroom are to the Ground Floor and the Kitchen and Living/Dining Area are to the First Floor in a glorious light-filled space with vaulted ceilings. All this property requires is some finishing touches - a buyer with the right vision could turn this into an absolute gem of a home.

**Tenure: Freehold**

**EPC Rating: TBC**

**Council Tax Band: C**

**Mains Electricity. (The property does NOT have a mains gas supply and therefore does NOT have gas central heating). Mains Water and Sewerage connected to Mains Drains. Broadband coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS  
INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



## Outside Front

Wraparound garden/parking space

## Entrance Porch

6' 0" x 9' 7" (1.83m x 2.92m)

uPVC construction; uPVC DG double doors; concrete flooring

## Entrance Hall

14' 0" x 5' 11" (4.26m x 1.80m)

Accessed via uPVC front door with obscured DG panels; stone tiled flooring; Elnur Gabarron electric radiator; space and plumbing for washing machine; space for tumble dryer; access to all ground floor rooms; staircase rises to First Floor

## Bedroom 1

10' 7" x 8' 18" (3.25m x 2.49m)

Laminate flooring; Gabarron eco/eco electric radiator; 2 x uPVC DG windows, one to front, one to side

## Bedroom 2

8' 0" x 7' 8" (2.44m x 2.34m)

Laminate flooring; Elnur Gabarron electric radiator; 2 x uPVC DG windows, one to side, one to front

## Bathroom

5' 5" x 7' 9" (1.65m x 2.36m)

Vinyl flooring; matching white suite consisting of Wash hand basin with separate hot and cold water taps, WC and panelled bath with mixer tap and shower connection and separate Mira Advance electric shower over and glazed shower screen; Dimplex extractor fan; uPVC obscured DG window to side

## Rear Hallway

3' 0" x 8' 3" (0.91m x 2.51m)

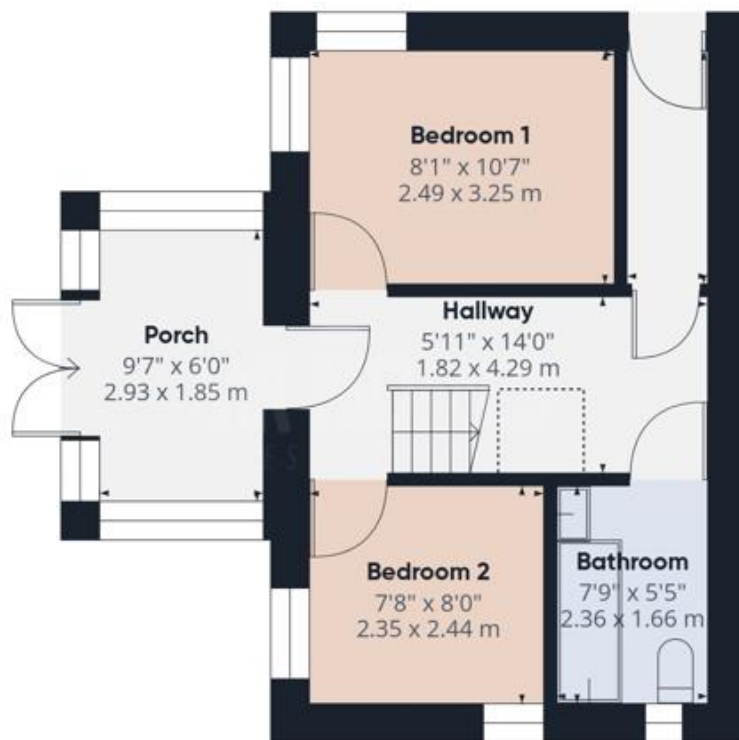
Stone tiled flooring; uPVC door with obscured DG panel provides access to Rear Garden

## Living Area/Kitchen

14' 0" x 22' 2" (4.26m x 6.75m)

Stone tiled flooring; electric feature fireplace; 2 x Elnur Gabarron electric radiators; various uPVC DG windows to three elevations; 3 x Velux windows; access hatch to loft space; kitchen has matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated Bosch 4-ring induction hob with extractor hood over; integrated Hotpoint electric fan-assisted oven; space and plumbing for dishwasher; cupboard housing hot water cylinder; space for free-standing fridge; space for under counter fridge or freezer





Floor 0



Floor 1

Approximate total area: 654 ft<sup>2</sup> / 60.8 m<sup>2</sup>

Reduced headroom: 8 ft<sup>2</sup> / 0.8 m<sup>2</sup>

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.

**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.

## CARDIFF & THE VALE

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