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MR HOMES
SALES & LETTINGS



Llewellyn Avenue,
Ely, Cardiff
CF5 4DZ

Guide Price £200,000 to £210,000
Freehold

Llewellyn Avenue, Ely, Cardiff. CF5 4DZ.

- 3-BED 'DUTCH-STYLE' SEMI-DETACHED FAMILY HOME
- FAR REACHING VIEWS TOWARDS CARDIFF CITY CENTRE
- 2x SEPARATE RECEPTION ROOMS
- DOWNSTAIRS W.C
- UPSTAIRS SHOWER ROOM
- PRIVATE 'GATED' DRIVEWAY
- ENCLOSED FRONT GARDEN
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



A 3-BED 'DUTCH-STYLE' SEMI-DETACHED FAMILY HOME
FAR REACHING VIEWS TOWARDS CARDIFF CITY CENTRE
PUT YOUR OWN STAMP ON THIS PROPERTY
LARGE PORCH ENTRANCE - 2x SEPARATE RECEPTION ROOMS
DOWNSTAIRS W.C - UPSTAIRS SHOWER ROOM - PRIVATE 'GATED'
DRIVEWAY - LARGE & ENCLOSED FRONT & REAR GARDENS
TENURE: FREEHOLD.

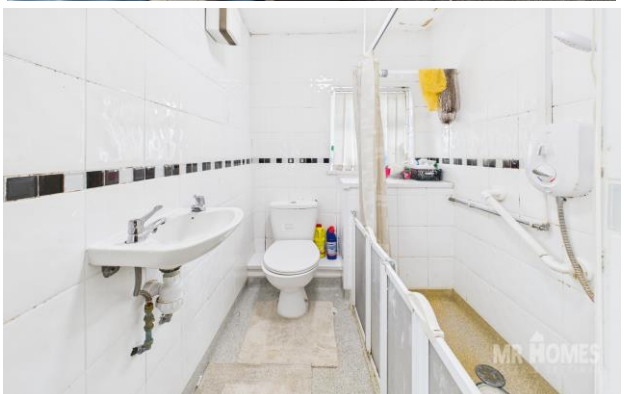
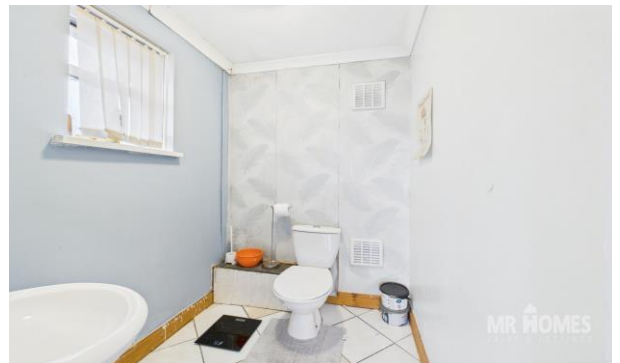
MR HOMES Offer **FOR SALE** this 3-Bedroom 'Dutch-Style' Semi-Detached Family Home, You will need to put your own stamp on this property. The property comprises in brief; Porch Entrance, Hallway with Understair Storage Cupboard, Living Room, Dining Room, Rear Lean To, L-Shaped Kitchen, Downstairs W.c, Staircase to the 1st Floor Split-Landing, Storage Cupboard, Bedroom 1, Bedroom 2, Bedroom 3 & a Shower Room. The Front Garden is Enclosed and Laid to Lawn, A Lockable Side Gate Accesses the Rear Garden, which is Large in Size, Mainly Laid Lawn and to the Front is a Private 'Gated' Driveway. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior Condensing Combi-Boiler.

EARLY VIEWING RECOMMENDED.

EPC Rating = D.
Council Tax Band = C.

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



Entrance Porch - 6' 1" x 5' 9" (1.85m x 1.75m)

Entered Via uPVC Door With Obscure D/g Pane, Laminate Floor, uPVC D/g Window To Front, Door To Hallway.

Hallway - 9' 6" x 3' 10" (2.89m x 1.17m)

Carpet, Single Panel Radiator, Understair Storage Cupboard Housing Electric Meter, Door To Larger Understair Storage Cupboard, Doors To Living Room And Dining Room, Sliding Door To Kitchen, Staircase To First Floor Landing.

Living Room - 12' 11" x 12' 0" (3.93m x 3.65m)

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

Dining Room - 11' 11" x 9' 4" (3.63m x 2.84m)

Laminate Floor, uPVC D/g Double Doors To Rear Lean-To/Conservatory.

Rear Lean-To/Conservatory - 10' 6" x 6' 5" (3.20m x 1.95m)

Tiled Floor, Houses Tumble Dryer And Fridge/Freezer, Wall Mounted Light, Single Glazed Windows To Sides And Rear, Door To Rear Garden.

L-Shaped Kitchen - 12' 1" x 5' 10" (3.68m x 1.78m)

L-Shaped Kitchen, Tiled Floor, Matching Wall And Base Units, uPVC D/g Window To Rear, 4 Ring Gas Hob, Electric Oven, Stainless Steel Sink And Drainer With Mixer Tap, Door To Downstairs W.c.

Downstairs W.c. - 5' 10" x 4' 11" (1.78m x 1.50m)

Tiled Floor Continued, Close Coupled W.c., Pedestal Wash Basin With Chrome Mixer Tap, uPVC Obscure D/g Window To Side.

Staircase To Split Landing - 6' 6" x 2' 9" (1.98m x 0.84m)

Doors To Bedroom 1, Bedroom 2, Bedroom 3, Shower Room And Storage Cupboard.

Bedroom 1 - 12' 11" x 11' 11" (3.93m x 3.63m)

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

Bedroom 2 - 9' 4" x 9' 4" (2.84m x 2.84m)

Laminate Floor, uPVC D/g Window To Rear, Single Panel Radiator, Storage Cupboard Housing Worcester Greenstar 28i Junior Condensing Combi-Boiler With Slat Shelving Above, Double Door To Fitted Cupboard, Double Doors To Fitted Wardrobe.

Bedroom 3 - 12' 1" x 5' 10" (3.68m x 1.78m)

Carpet, uPVC D/g Window To Rear, Double Panel Radiator.

Shower Room - 9' 5" x 4' 11" (2.87m x 1.50m)

Non-Slip Flooring, Walk-In Shower Unit With Electric Shower, Wall Mounted Fold-Down Seat, Close Coupled W.c., Wall Mounted Wash Hand Basin, 2 x uPVC Obscure D/g Windows To Front And Side, Fully Tiled Walls, Wall Mounted Nuaire Extractor Fan.

Front Garden

Laid To Lawn, Enclosed By Medium Height Brick Walls, Lockable Side Gate Accessing Side And Rear Garden.

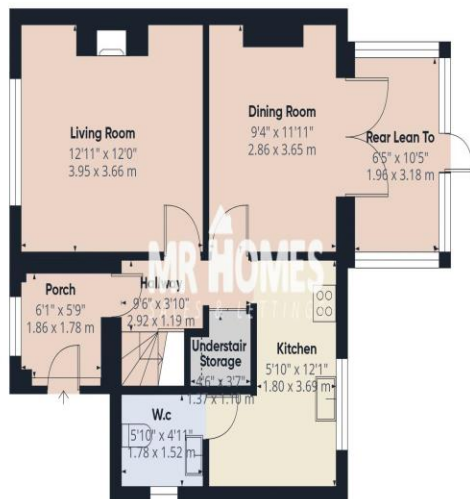
Private 'Gated' Driveway To Front.

Rear Garden

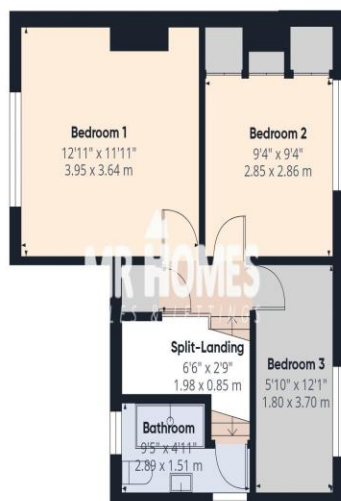
Large Rear Garden With Views Over Cardiff, (including Millennium Stadium, Cardiff City Stadium And Town Centre). East Facing, Outside Tap, Outside Light.



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.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

940 ft²
87.3 m²

Reduced headroom

3 ft²
0.3 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.

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CARDIFF & THE VALE

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