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MR HOMES
SALES & LETTINGS



Nottage Road
Ely, Cardiff
CF5 5DF

Guide Price £180,000 to £185,000
Freehold

Nottage Road, Ely, Cardiff, CF5 5DF

- IDEAL FOR FIRST TIME BUYERS
- 2 DOUBLE BEDROOMS
- REAR EXTENSION
- NEWLY FITTED KITCHEN
- QUIET CUL-DE-SAC LOCATION
- GENEROUS LIVING ROOM with BAY WINDOW
- BLOCK PAVED FRONT GARDEN
- SUBSTANTIAL REAR GARDEN
- uPVC DG & GAS CENTRAL HEATING
- FREEHOLD



IDEAL FOR FIRST-TIME BUYERS - 2-BED SEMI-DETACHED FAMILY HOME - QUIET CUL-DE-SAC LOCATION - LIVING ROOM OPEN PLAN TO DINING AREA - REAR EXTENSION WITH NEWLY FITTED KITCHEN - BLOCK PAVED GARDEN TO FRONT WITH SIDE ACCESS TO SEPARATE STORAGE AREA - LARGE & ENCLOSED REAR GARDEN with STORAGE SHED - FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** this 2-Bedroom Semi-Detached family home located in this quiet cul-de-sac of just eight properties. The property itself briefly comprises: Entrance Hallway; Living Room open plan to Dining Area; Extension with Newly Fitted Kitchen; staircase to First Floor Landing with access to both Bedrooms and Family Bathroom. The front of the property has a block paved garden with side access via timber gate to separate storage area with substantial corner garden to rear. uPVC Double Glazing. Gas Central Heating.

Tenure: Freehold

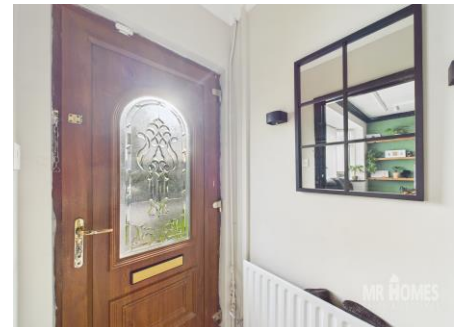
EPC Rating: D

Council Tax Band: C

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Block paved front garden with side access via timber gate to storage area and Rear Garden beyond

Entrance Hallway

4' 4" x 3' 6" (1.32m x 1.07m)

Accessed via uPVC front door with obscured DG panels; carpeted; radiator; access to Living Room; stairs rise to first floor

Living Room

14' 10" INTO BAY x 12' 7" (4.52m x 3.83m)

Laminate flooring; radiator; log burner; under stairs cupboard; bay window to front with uPVC DG

Dining Area

6' 2" x 12' 8" (1.88m x 3.86m)

Open plan to Living Room;

Kitchen

13' 7" x 10' 9" (4.14m x 3.27m)

Tiled flooring; newly fitted kitchen with matching wall and base units with worktops over and tiled splash backs; composite sink with mixer tap; space and plumbing for washing machines; space and plumbing for free-standing dishwasher; space for free-standing fridge/freezer and under counter fridge; 2 x uPVC DG windows to rear; uPVC door with obscured DG panel provides access to rear garden

First Floor Landing

3' 7" x 2' 11" (1.09m x 0.89m)

Carpeted; access to both Bedrooms and Family Bathroom; access hatch to loft

Bedroom 1

9' 4" x 15' 8" (2.84m x 4.77m)

Laminate flooring; radiator; uPVC DG window to front

Bedroom 2

10' 2" x 9' 9" (3.10m x 2.97m)

Carpeted; radiator; cupboard housing gas central heating boiler; uPVC DG window to rear

Family Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Vinyl flooring; ladder style radiator; sink with mixer tap; WC; panelled bath with mixer tap and shower attachment; uPVC obscured DG window to rear

Rear Garden

Substantial corner plot; decked area with access to side storage area; raised area partly laid to artificial lawn partly laid to stone paving slabs



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

Approximate total area: 713 ft² / 66.2 m²
 Reduced headroom: 1 ft² / 0.1 m²
 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.

CARDIFF & THE VALE

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