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MR HOMES
SALES & LETTINGS



Aintree Drive,
Lower Ely,
Cardiff CF5 5BD

Guide Price £269,950 to £279,950
Freehold

Aintree Drive, Lower Ely, Cardiff. CF5 5BD.

- *** NO CHAIN *** 3/4 BED SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- SPACIOUS LIVING ROOM & FITTED KITCHEN
- 2nd RECEPTION ROOM (CAN BE USED AS A 4th BEDROOM)
- UTILITY ROOM & DOWNSTAIRS W.C
- MODERN FAMILY BATH & SHOWER ROOM
- ATTIC ROOM
- PRIVATE DOUBLE DRIVEWAY
- SOUTH-WEST FACING REAR GARDEN
- TENURE: FREEHOLD



*** NO CHAIN ***

A SPACIOUS 3/4-BEDROOM SEMI-DETACHED FAMILY HOME - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this well-presented and versatile property, situated in a highly sought-after residential location, offering spacious accommodation throughout. The ground floor comprises a bright and generous living room, a modern fitted kitchen, and a second reception room that can comfortably serve as a fourth bedroom, home office, or playroom. Additional features include a separate utility room and a downstairs W.c. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom with both bath and separate shower. The property also benefits from an attic room, offering additional storage or flexible use. Externally, the home boasts a private double driveway to the front, while the SOUTH-WEST facing rear garden provides an ideal setting for relaxation and outdoor entertaining.

Additional Property Information:

EARLY VIEWING IS VERY HIGHLY RECOMMENDED

360° VR Tour: <https://tour.giraffe360.com/aintreedrive28ap>

EPC Rating = D
Council Tax Band C

**Services: Mains electricity - Mains water & sewage - Connected to mains drains -
Broadband available - Mobile network coverage in the area**

Prime Location:

The property is perfectly positioned close to a wide range of local amenities, well-regarded schools, parks, and excellent transport links.

Arrange Your Viewing To book your viewing,
please contact us on: 02920 204 555 – option 2

Submitting an Offer To submit your offer, please visit:

Make an Offer (mr-homes.co.uk) or call the branch and speak with a member of our Sales Team.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR
HOMES: 02920 204 555 option 4
WWW.MR-HOMES.CO.UK**



Entrance Porch - 4' 1" x 4' 0" (1.24m x 1.22m) Entered Via uPVC Obscure D/g Door With Matching Obscure D/g Pane To Side, Laminate Floor, uPVC Obscure D/g Window To Front, Plastered Walls And Textured Ceiling, Coving To Ceiling, Door To Living Room.

Living Room - 17' 4" x 13' 1" (5.28m x 3.98m) Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator With Radiator Cover, Door To Understair Storage Cupboard, Gas Feature Fireplace, Hive Smart Thermostat Control, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Staircase To First Floor Landing, Door To Kitchen.

Kitchen - 12' 11" x 9' 1" (3.93m x 2.77m) Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashback, Composite Sink And Quarter Bowl With Drainer And Mixer Hose Tap, 4 Ring Gas Hob With Extractor Hood Over, Hotpoint Electric Fan Assisted Oven, Integrated Fridge/Freezer, Carousel/Larder To Corner Base Unit, uPVC D/g Window To Rear, uPVC Half Glazed & Obscure D/g Door To Rear Garden, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To 2nd Reception Room/Bedroom 4.

Sitting Room/ 2nd Reception Room (Can Be Used as a 4th Bedroom) - 17' 1" x 7' 3" (5.20m x 2.21m) Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator, Picture/Dado Rail, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Door To Cloakroom/Downstairs W.c./Utility Room.

Utility Room & Cloakroom/Downstairs W.c. - 8' 5" x 2' 8" (2.56m x 0.81m) Laminate Floor, Close Coupled W.c., uPVC D/g Window To Rear, uPVC Obscured D/g Window To Rear (W.c. Side), Double Panel Radiator, Houses Tumble Dryer With Fixed Shelving Above, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

Staircase/First Floor Landing - 11' 9" x 4' 3" (3.58m x 1.29m)

Fitted Carpet To Staircase And First Floor Landing, Plastered Walls And Papered Ceiling, Coving To Ceiling, 2nd Staircase To Attic Room, Door to Overstair Large Airing Cupboard With Fixed Slat Shelving.

Master Bedroom - 17' 0" x 7' 1" (5.18m x 2.16m) Laminate Floor, uPVC D/g Window To Front And Rear, Single Panel Radiator, Fitted Wardrobes With 3 x Mirror Sliding Doors, Plastered Walls And Plastered Ceiling, Hatch To Small Loft Space.

Bedroom 2 - 13' 0" x 6' 0" (3.96m x 1.83m) Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

Bedroom 3 - 12' 11" x 6' 9" (3.93m x 2.06m) Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Family Bath & Shower Room - 8' 4" x 7' 4" (2.54m x 2.23m)

Vinyl Floor, Corner Bath Unit With Chrome Mixer Tap Over And Attached Shower Head, Walk-In Double Shower Cubicle With Mixer Shower And Dual Rainfall And Handheld Shower Heads, Wash Hand Basin With Chrome Mixer Tap Set In A Vanity Cupboard, Chrome Ladder/Towel Radiator, Tiled Splashback Around Corner Bath, Shower And Wash Hand Basin, uPVC Obscure D/g Window To Side, Wall Mounted Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

2nd Staircase to the Attic Room - 13' 0" x 2' 9" (3.96m x 0.84m)

Fitted Carpet On Staircase To Attic Room

Attic Room

15' 10" x 12' 6" (4.82m x 3.81m)

Fitted Carpet, Velux D/g Window To Rear, Power Points And Lighting, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Storage Cupboard Housing Baxi Duo-Tec 28HE A Combi Boiler. NB: Head Height Restricted to Sides Due to Sloping Roof

Front Garden - Attractive Front Garden, Enclosed.

Rear Garden – SOUTH-WEST FACING

Attractive Rear Garden, Enclosed, South-West Facing, Natural Stone Patio With Patio Sun Terrace, Laid To Lawn With Brick Flowerbed Borders, Mature Evergreen Tree To Rear Corner, Pergola With Roof Covering On Raised Decking Area, Outside Tap, Outside Power Points.

Private Double Driveway



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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