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**MR HOMES**  
SALES & LETTINGS



Nottage Road  
Ely, Cardiff  
CF5 5DF

Guide Price Guide Price £205,000 to £215,000  
Freehold

# Nottage Road, Ely, Cardiff, CF5 5DF

## Overview

- IDEAL FOR FIRST TIME BUYERS!!!
- MODERN FITTED KITCHEN
- PRIVATE DRIVEWAY
- LARGE ENCLOSED REAR GARDEN
- NEWLY FITTED FAMILY BATHROOM
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- SUBSTANTIAL BREAKFAST BAR
- LARGE OUTBUILDING
- FREEHOLD



IDEAL FOR FIRST TIME BUYERS!!! - 3-BED SEMI-DETACHED FAMILY HOME - SEPARATE LIVING ROOM & DINING ROOM - NEWLY FITTED KITCHEN - DOUBLE WIDTH DRIVEWAY TO FRONT - LARGE & ENCLOSED REAR GARDEN - OUTBUILDING with STORAGE – FREEHOLD

MR HOMES offers **FOR SALE** this stunning 3-Bedroom Semi-Detached Family Home, comprising in brief: Entrance Hallway; Living Room; Dining Room; Newly Fitted Kitchen; Staircase to First Floor Landing with feature bannister and providing access to Bedrooms 1, 2, & 3 and Family Bathroom. Double Driveway to Front, Side Access to Rear Garden. Large & Enclosed Rear Garden with large Outbuilding. uPVC Double Glazed Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: D  
Council Tax Band: C

Book Online:  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)  
Viewings by Appointment Only!

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD



### Entrance Hall

Accessed via uPVC door with obscured double glazed panel; vinyl flooring; single radiator; access to living room via timber door with glazed panel; stairs rising to first floor

### Living Room

Carpeted; double radiator; 2 uPVC double glazed windows to front; cupboard housing electricity meter and RCD Consumer unit; access to dining room

### Dining Room

Laminate wood effect flooring; tall wall mounted radiator; breakfast bar with quartz worktop; storage cupboard

### Kitchen

Vinyl flooring; modern radiator; matching wall and base units; quartz worktops over; sink with stainless steel mixer tap; built-in electric oven; induction hob with extractor hood over; plumbing for washing machine; cupboard housing gas meter

### First Floor Landing

Carpeted; feature bannister with glazed panel; access to Bedrooms 1, 2 and 3 and Family Bathroom; access hatch to loft

### Bedroom 1

Carpeted; double radiator; uPVC double glazed window to front

### Bedroom 2

Carpeted; single radiator; cupboard housing central heating Combi boiler; built-in wardrobe with cupboard over; uPVC double glazed window to rear

### Bedroom 3

Carpeted; single radiator; uPVC double glazed window to front

### Family Bathroom

Vinyl flooring; single modern radiator; white suite comprising panelled bath with stainless steel mixer tap and mains shower over; sink with vanity unit under and stainless steel mixer tap; W.C.; uPVC obscured double glazed window to rear

### Rear Garden

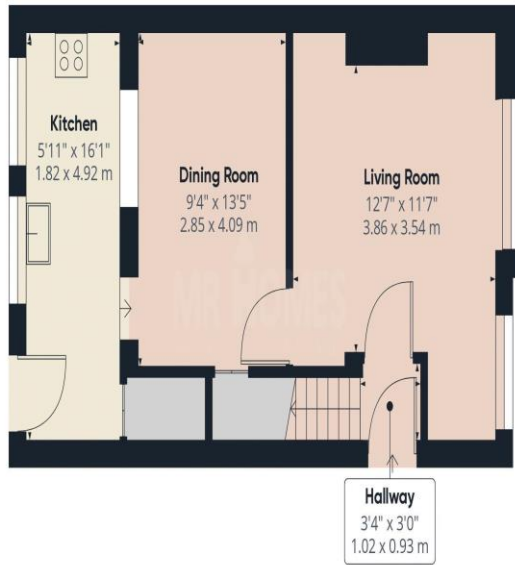
Large patio area; laid to lawn at rear; raised seating area with substantial timber built shed with timber side door and double uPVC double glazed doors to front; access to front via side gate.

### Outside Front

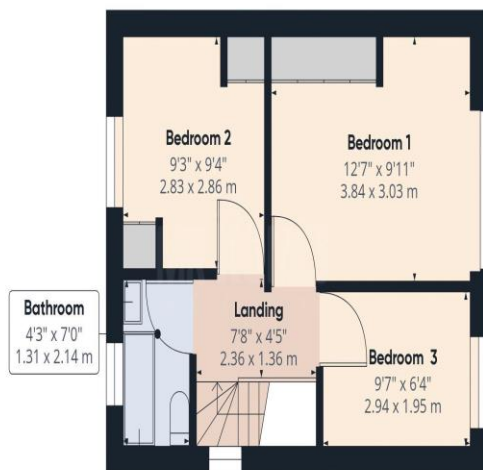
Hard standing concrete driveway for two vehicles.



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. 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<sup>11</sup>

808.84 ft<sup>2</sup>

75.14 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF & THE VALE

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