

02920 204555

Homes House, Suite 9 & 10,
253 Cowbridge Road West,
Cardiff, CF5 5TD
email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Mill Road
Lower Ely
Cardiff. CF5 4AG

Guide Price: £80,000 - £90,000
LEASEHOLD (Approx. 82 Years Remaining)

Mill Road, Ely, Cardiff, CF5 4AG

Overview

- NO CHAIN!
- GROUND FLOOR FLAT
- LARGE COMMUNAL GARDEN
- SPACIOUS LIVING ROOM
- GENEROUS DOUBLE BEDROOM
- MODERN KITCHEN & SHOWER ROOM
- uPVC DG & WORCESTER COMBI C/H BOILER
- NEARBY SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS
- LEASEHOLD



NO CHAIN!!! 1-BEDROOM GROUND FLOOR FLAT - GOOD SIZE LIVING ROOM - MOVE STRAIGHT IN - MODERN KITCHEN & BATHROOM - GENEROUS DOUBLE BEDROOM – LARGE COMMUNAL GARDEN (SECURE ACCESS)

MR HOMES are pleased to *offer FOR SALE* this well presented 1-Bedroom ground floor flat, comprising in brief; Large Living Room with cupboard housing electricity meter and RCD Consumer Unit, leading to Inner Hallway providing access to Generous Double Bedroom and Modern Kitchen providing access to Modern Shower Room with TRITON T80 Electric Shower. uPVC Double Glazed Windows and Gas Central Heating via Worcester Combi Boiler. To the rear of the property is a large Communal Garden which has secured access and which is shared with a handful of immediate neighbours. Additionally, the lease requires that the buyer must be an owner occupier: sub-letting is not allowed.

EPC Rating: D
Council Tax Band: A

EARLY VIEWING HIGHLY RECOMMENDED

CALL: 02920 204 555
ONLINE: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE FROM INDEPENDENT SPECIALISTS: INFIMO LTD



Entrance

4' 0" x 3' 5" (1.22m x 1.04m)

Accessed via uPVC DG Door with Obscured DG Panel; Laminate Wood Flooring; Radiator; Metal Post Box; Gas Meter; Solid Timber Door leading to Living Room

Living Room

11' 10" x 13' 2" (3.60m x 4.01m)

Laminate Wood Flooring; Double Radiator; Cupboard containing Electricity Meter and RCD Consumer Unit; uPVC DG Window to Front

Inner Hallway

10' 10" x 2' 11" (3.30m x 0.89m)

Laminate Wood Flooring; single Radiator; access to Bedroom and Kitchen

Bedroom

13' 5" x 10' 1" (4.09m x 3.07m)

Laminate Wood Flooring; Double Radiator; uPVC DG Window to Rear

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)

Tiled Flooring; Double Radiator; Worcester Combi Central Heating Boiler; matching base and wall units with worktops over and tiled Splashbacks; stainless steel sink with mixer tap, 1/2 bowl and draining board; integrated electric oven, gas hob with extractor hood over; uPVC DG window to side; doorway leading to Shower Room

Shower Room

4' 2" x 7' 0" (1.27m x 2.13m)

Tiled Flooring; Fully Tiled Walls; White sink with stainless steel mixer tap; Quadrant Shower Cubicle with Triton T80 Electric Shower; WC

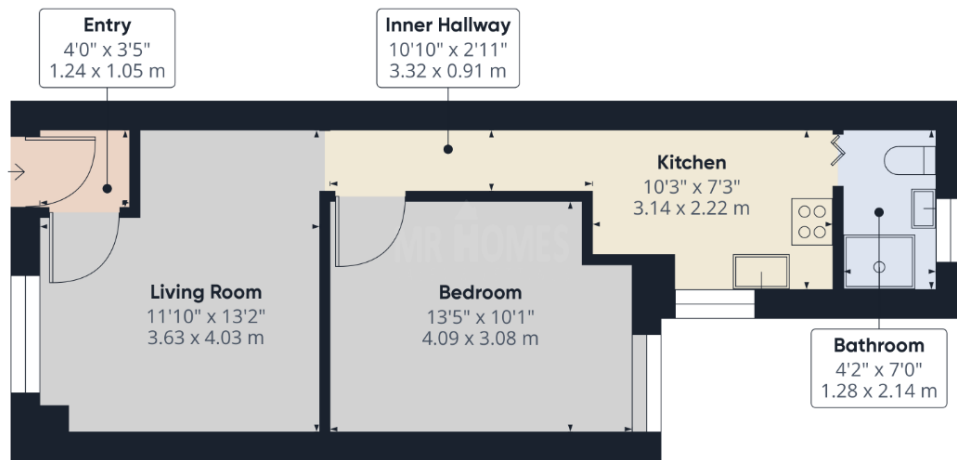
Communal Garden

To the rear of the property is a large, secure (private access only) communal garden mainly laid to lawn shared by a handful of immediate neighbours. Each resident contributes approx. £50 per year for maintenance of the communal garden.



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.

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Approximate total area⁽¹⁾

418.23 ft²
38.85 m²

(1) 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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