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MR HOMES
SALES & LETTINGS



Cadvan Road
Ely, Cardiff
CF5 4DW

Asking Price £190,000
Freehold

Cadvan Road, Ely, Cardiff, CF5 4DW

Overview

• NO CHAIN!!!

- SOUTH-WEST FACING REAR GARDEN
- GATED PRIVATE DRIVEWAY TO FRONT
- LARGE KITCHEN/DINER
- THREE BEDROOMS
- LIVING ROOM with BAY WINDOW
- IDEAL for FIRST TIME BUYERS
- uPVC DG WINDOWS
- GAS C/H COMBI BOILER
- FREEHOLD



NO CHAIN!!! - IDEAL FOR 1st TIME BUYERS!!! - 3-BED SEMI-DETACHED FAMILY HOME - LARGE LIVING ROOM - KITCHEN/DINER - DOUBLE GATED DRIVEWAY TO FRONT - LARGE & ENCLOSED REAR GARDEN – FREEHOLD

MR HOMES Offer FOR SALE this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room with Bay Window, Kitchen/Diner, Staircase to the 1st Floor Landing providing access to Bedrooms 1, 2 & 3 and Shower Room. Double Gated Driveway to the Front, Side Gate providing access to Large & Enclosed Rear Garden with Storage Shed. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Duo-tec Combi-Boiler.

EPC Rating: D

Council Tax Band: B

EARLY VIEWING IS A HIGHLY RECOMMENDED!!!

Viewings Strictly by Appointment ONLY

CALL: 02920 204 555

Online: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD



Outside Front

Double gated driveway providing private parking for one car; lawned area; gated footpath to front door; side access to rear garden via wrought iron gate

Hallway

6' 11" x 3' 4" (2.11m x 1.02m)

Accessed via Solid Timber Door with Obscured Glazed Panels; Laminate Wood Flooring; Double Radiator; stairs rising to First Floor Landing

Living Room

12' 0" x 15' 7" (3.65m x 4.75m)

Laminate Flooring; Double Radiator; Gas Coal effect feature fireplace; understairs cupboard housing electricity and gas meters and RDC Consumer Unit; uPVC DG Bay Window to Front

Kitchen/Diner

10' 3" x 18' 7" (3.12m x 5.66m)

Flooring part laminate wood, part tiled; double radiator; matching floor and base units with worktops over and tiled splash backs; integrated Beko 4 ring gas hob with extractor hood over; integrated Beko electric oven; stainless steel sink with draining board and stainless steel mixer tap; space and plumbing for free standing dishwasher and washing machine; space for free standing fridge/freezer; uPVC DG window to side; uPVC French Doors to rear garden and GRP Door with Obscured DG Panel providing access to rear garden

First Floor Landing

7' 11" x 2' 10" (2.41m x 0.86m)

Carpeted; provided access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft

Bedroom 1

10' 4" x 13' 0" (3.15m x 3.96m)

Carpeted; Double Radiator; Cupboard housing BAXI Duo-tec Gas Central Heating Combi Boiler; uPVC DG Window to Rear

Bedroom 2

12' 0" x 11' 0" (3.65m x 3.35m)

Carpeted; Double Radiator; uPVC DG Window to Front

Bedroom 3

8' 4" x 7' 6" (2.54m x 2.28m)

Carpeted; Double Radiator; uPVC DG Window to Front

Wet Room

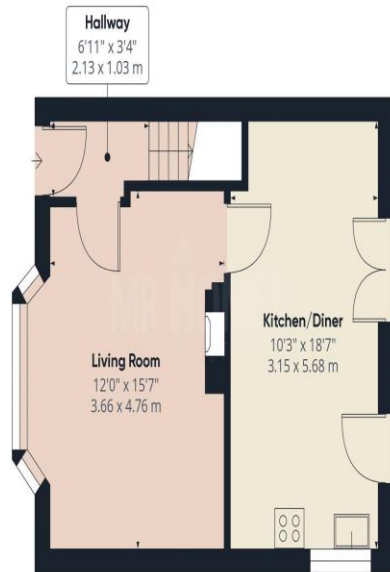
Textured non-slip flooring; double radiator; fully tiled walls; pedestal wash hand basin with separate hot and cold taps; WC; shower mains powered with two separate heads; uPVC Obscured DG Window to Rear

Rear Garden

Mainly laid to lawn; two flower beds with stone clippings; patio seating area at rear; timber shed; access to front driveway through side gate



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.

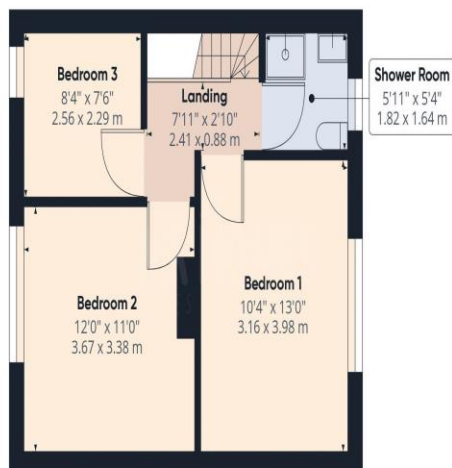


Floor 0

Approximate total area⁽¹⁾

826.43 ft²

76.78 m²



Floor 1

(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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