

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: sales@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Bishopston Road
Ely, Cardiff
CF5 5DU

Guide Price £180,000 - £190,000
Freehold

Bishopston Road, Ely, Cardiff, CF5 5DU

Overview

- NO CHAIN!!!
- FREEHOLD
- ATTENTION LANDLORDS/INVESTORS
- POTENTIAL RENTAL £1,050 PCM
- GROSS YIELD 6.6% BASED ON £190,000
- PRIVATE DRIVEWAY
- LARGE REAR GARDEN
- SPACIOUS UTILITY ROOM
- MODERN FAMILY BATHROOM
- SEPARATE SIDE ACCESS TO REAR



NO CHAIN!!!
ATTENTION LANDLORDS/INVESTORS

MR HOMES are pleased to offer **FOR SALE** this 3 Bedroom Semi-Detached Property, comprising in brief: Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs W.C. and large Utility, 1st Floor Landing, Bedrooms 1, 2 and 3 & Family Bathroom. Off-Road Parking to Front with Front Garden & Enclosed South-East Facing Garden to Rear. uPVC Double Glazed Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: D
Council Tax Band: C

EARLY VIEWING IS HIGHLY RECOMMENDED.
VIEWINGS STRICTLY BY APPOINTMENT ONLY:

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

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST FROM INDEPENDENT SPECIALISTS: INFIMO LTD



Outside Front

Approached via gates to single width driveway and garden laid to lawn

Entrance Hallway 8' 2" x 8' 6" (2.49m x 2.59m)

Approached via timber front door with 4 decorative obscured glazed panels; laminate flooring; single rad; high level cupboard housing gas meter; access to Living Room and Kitchen and stairs rising to first floor

Living Room

11' 8" x 14' 2" (3.55m x 4.31m)

Laminate flooring; double rad; uPVC double glazed window to front; gas fireplace (not functioning); concertina timber doors to second reception room; coving to ceilings

Kitchen

11' 3" x 10' 11" (3.43m x 3.32m)

Tiled flooring; matching base and wall units; worktops; gas hob with electric hood over, electric oven; stainless steel sink with mixer tap, half bowl and draining board; uPVC double glazed window to rear; access via solid timber door to understairs storage; access to downstairs W.C. and outhouse/utility room via timber door with obscured glazed panel

Dining Room

11' 8" x 7' 2" (3.55m x 2.18m)

Laminate wooden flooring; single rad; uPVC double glazed window to rear

Downstairs W.C.

Outhouse/Utility Room 14' 11" x 5' 11" (4.54m x 1.80m) Vinyl flooring; matching base and wall units with worktop; space for 2 x fridge/freezers; plumbing for washing machine; space for tumble dryer; access to rear garden via uPVC door with obscured glazing panel

First Floor Landing

Carpeted; large floor to ceiling storage cupboards; access to all 3 bedrooms and family bathroom; loft access via hatch

Bedroom 1

11' 9" x 7' 9" MAX (3.58m x 2.36m)

Laminate wood flooring; single radiator; built-in storage cupboards; uPVC double glazed window to front

Bedroom 2

12' 5" x 8' 0" (3.78m x 2.44m)

Laminate flooring; built-in storage cupboard/wardrobe; single radiator; uPVC double glazed window to front

Bedroom 3

9' 4" x 8' 8" (2.84m x 2.64m)

Laminate flooring; single radiator; uPVC double glazed window to rear

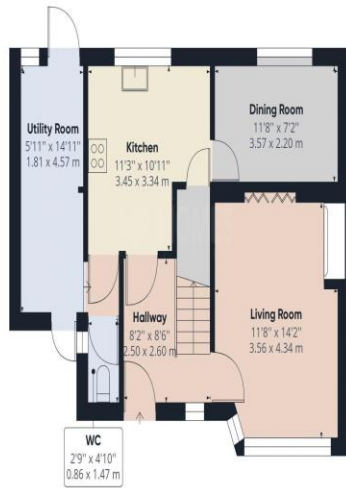
Family Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

Tiled flooring and fully tiled walls; pedestal hand basin with taps; W.C.; panelled bath with Triton electric shower over; uPVC double glazed obscured window to side

Rear Garden Slabbed patio area; lawned area to rear



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⁽¹⁾

995.28 ft²
92.46 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 WEST

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