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**MR HOMES**  
SALES & LETTINGS



Ty Coch Road  
Ely  
Cardiff

Guide Price £235,000 - £245,000  
Freehold



# Ty Coch Road. Ely, Cardiff, CF5 4FY

## Overview

- EXTENDED
- LARGE CORNER PLOT
- 2 RECEPTION ROOMS & CLOAKROOM
- UPVC D/G WINDOWS & GAS C/H
- OFF ROAD PARKING
- LARGE ENCLOSED GARDENS
- CLOSE TO SHOPS / AMENITIES
- FREEHOLD
- MODERN KITCHEN



Guide Price £235,000 to £245,000 - Mr Homes Offer FOR SALE this 4 Bedroom EXTENDED Semi- Detached property set on a LARGE CORNER PLOT. The property comprises of - Entrance Hall, Downstairs Bathroom, Downstairs Bedroom, Lounge, Dining Room, Modern Kitchen, Stairs & Landing, Bedrooms 1, 2, 3 & a Family Bathroom. Front, Side & Rear Gardens are enclosed. Benefits of the property are; Large Off- Road Parking, Gas Central Heating & uPVC Double Glazing Windows throughout.



EPC Rating = E. Council Tax = B

To arrange a viewing call now on 02920 204 555. [www.mr-homes.co.uk](http://www.mr-homes.co.uk)





### Entrance hall

Enter via uPVC D/g obscured glass door - Tiled flooring Double panel radiator - Coving to ceiling - Plaster walls & ceiling - Doors leading to Lounge, Diner & Kitchen - Stairs rising to first floor. Under stairs cupboard housing gas meter.

### Kitchen

9' 9" x 7' 0" (2.97m x 2.13m)

Ceramic tile floor - uPVC D/g window to rear - Matching wall & base units - Laminate work surfaces - Stainless steel sink with half bowl, drainer 7 mixer tap - Free standing gas oven - Five ring gas hob - Fitted extractor fan - Plumbed for washing machine - Ceramic tile splash back - Coving to ceiling - Plaster walls & textured ceiling - Door to entrance hall - uPVC D/g obscured glass door to rear.

### Dinning Room

11' 11" x 9' 4" (3.63m x 2.84m)

Laminate wood floor - uPVC D/g window to front - Single panel radiator - Coving to ceiling - Plaster walls & textured ceiling - Door leading to entrance hall - Double doors to diner.

### Living Room

13' 5" x 11' 0" (4.09m x 3.35m)

Laminate wood floor - uPVC D/g window to rear - Double panel radiator - Gas fireplace - Coving to ceiling - Plaster walls & textured ceiling - Door to entrance hall - Double doors to lounge -

### Downstairs Bedroom

Laminite flooring. Double panel radiator. Coving. uPVC double glazed window to front.

### Downstairs Bathroom

Tiled floor to ceiling Close-coupled W.c - Large wash hand basin with mixer tap and vanity unit. Free standing bath. Chrome heated towel radiator. uPVC obscured D/g window to side -

### Landing

Fitted carpet - Coving to ceiling - uPVC D/g window to side - Hatch to loft - Plaster walls & textured ceiling - Doors leading to bedrooms 1,2,3 & bathroom.

### Bedroom 1

13' 5" x 11' 11" (4.09m x 3.63m)

Fitted carpet - uPVC D/g window to rear - Single panel radiator - Plaster walls & textured ceiling.

### Bedroom 2

11' 11" x 9' 4" (3.63m x 2.84m)

Fitted carpet - uPVC D/g window to front - Single panel radiator - Plaster walls & textured ceiling.

### Bedroom 3

9' 11" x 6' 11" (3.02m x 2.11m)

Fitted carpet - uPVC D/g window to rear - Single panel radiator - Plaster walls & textured ceiling. Coving

### Bathroom

6' 11" x 6' 2" (2.11m x 1.88m)

Tiled floor to ceiling. Panel bath with mains shower over - Wash hand basin with mixer tap and vanity unit. Close coupled W/c - uPVC D/g obscured glass window to front - Chrome ladder radiator - Potterton combi- boiler.

### Front garden

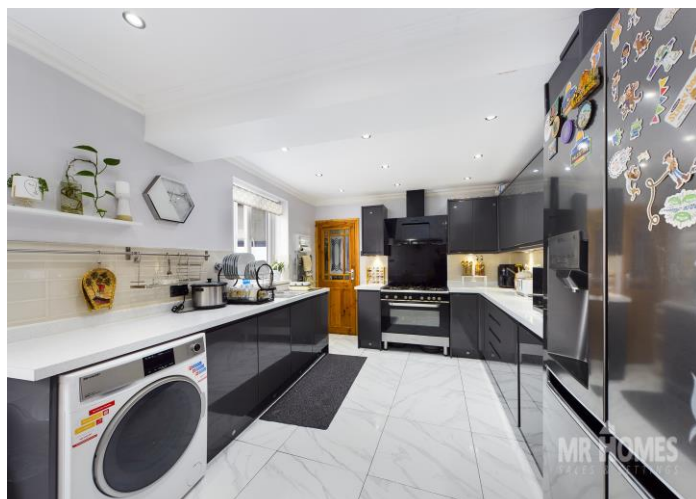
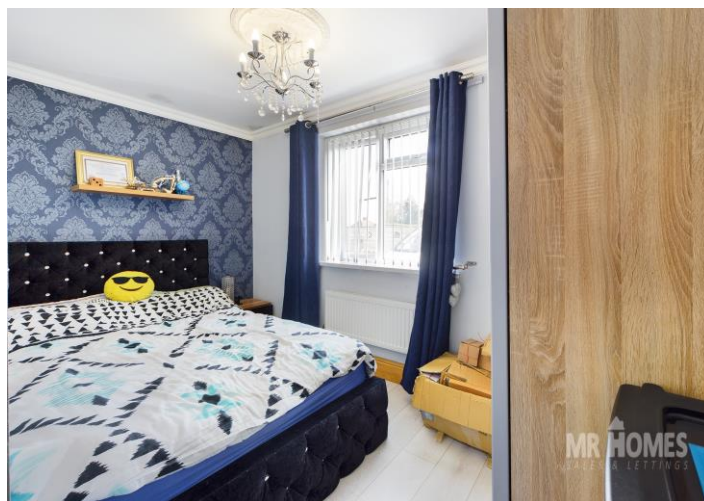
Pebbled area with planting boarded and enclosed via brick wall and fencing.

### Rear Garden

Brick paving - Slab patio area - Side gate to front - Wooden panel fencing surround.

### Driveway

Brick paved driveway for 2 cars.



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

## CARDIFF WEST

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