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Homes House 253 Cowbridge Road West, Cardiff, CF5 5TD Email: SALES@mr-homes.co.uk

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Cowbridge Road West, Ely, Cardiff CF5 5TD

Guide Price £230,000 to £240,000 Freehold

Cowbridge Road West Ely, Cardiff, CF5 5TD

Overview

- NO CHAIN!!! 3-BED MODERN
 TERRACED FAMILY HOME
- TRIPLE BAY WINDOWS
- OPEN-PLAN MODERN LIV<u>I</u>NG
- UTILITY/LAUNDRY ROOM
- ATTIC ROOM
- RE-FITTED MODERN BATHROOM
- VERY LARGE & ENCLOSED REAR GARDEN
- OFF-ROAD PARKING VIA CAERAU LANE
- DETACHED GARAGE

NO CHAIN!!! A BEAUTIFULLY PRESENTED & MODERNISED DOUBLE BAY FRONTED TERRACED FAMILY HOME - OPEN-PLAN MODERN LIVING - SPACIOUS LOUNGE - OPEN-PLAN DINING ROOM (with 3rd Rear Facing Bay Window) to THE RE-FITTED & MODERN KITCHEN - UTILITY/LAUNDRY ROOM - RE-FITTED & MODERN FAMILY BATHROOM SUITE - ATTIC ROOM - ENCLOSED FRONT GARDEN - VERY LARGE & ENCLOSED REAR GARDEN - OFF-ROAD PARKING VIA CAERAU LANE - DETACHED GARAGE - FREEHOLD.

MR HOMES are pleased to Offer FOR SALE this 3-Bedroom Terraced Family Home, comprising briefly, Entrance Hallway, Lounge with Bay Window, Dining Room with Bay Window which is Open-Plan to the Kitchen, Utility/Laundry Room, Staircase to the 1st Floor Landing, Bedroom 1 with Bay Window, Bedrooms 2, Bedroom 3, Family Bathroom Suite, Fixed Staircase to the Attic Room with Boarded Flooring, Velux D/g Window, Double panel Radiator, Power Points, Lighting & Custom Fitted Storage to the Eaves. The Front Garden is Enclosed & Low-Maintenance. The South-East facing Rear Garden is Very Large in Size. Off-Road Parking Enclosed by Double Gates via Caerau Lane and leads to the Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI 600 Combi-Boiler (fitted 3 Yrs Approx.)

EPC Rating = Awaiting Assessment... Council Tax Band = D. WWW.MR-HOMES.CO.UK







Entrance Hallway 13' 10" x 5' 4" (4.21m x 1.62m)

Living Room with Bay Window 13' 1" x 11' 1" (3.98m x 3.38m)

Dining Room with Bay Window - Open-Plan 13' 9" x 10' 6" (4.19m x 3.20m)

Re-Fitted Kitchen - Open-Plan 9' 3" x 6' 8" (2.82m x 2.03m)

Utility / Laundry Room 11' 0" x 7' 9" (3.35m x 2.36m)

1st Floor Landing 8' 7" x 6' 3" (2.61m x 1.90m)

Bedroom 1 with Bay Window 13' 2" x 10' 4" (4.01m x 3.15m)

Bedroom 2 11' 11" x 9' 4" (3.63m x 2.84m)

Bedroom 3 8' 8" x 6' 1" (2.64m x 1.85m)

Re-Fitted Family Bathroom Suite 6' 3" x 5' 9" (1.90m x 1.75m)

Steps up to Attic Room

Attic Room with Velux D/g Window $16'\,10''\,x\,12'\,11''\,(5.13m\,x\,3.93m)$ NB: Head height restricted to sides due to sloping roof.

Front Garden - Enclosed

Large & Enclosed Rear Garden

Off-Road Parking Enclosed by Double Gates via Caerau Lane

Detached Garage with Roller Shutter Doors



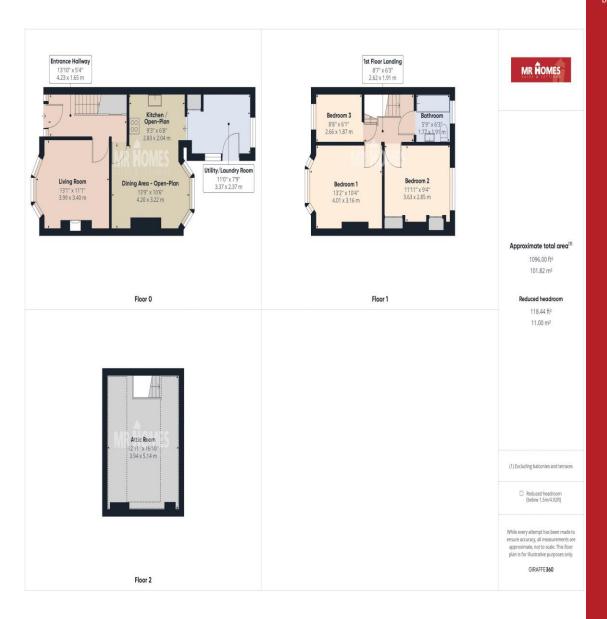








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



CARDIFF WEST

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