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Homes House

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



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 LIVING
- UTILITY/LAUNDRY ROOM
- ATTIC ROOM
- RE-FITTED MODERN BATHROOM SUITE
- 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](http://WWW.MR-HOMES.CO.UK)



**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**

**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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