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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Cambria Road,  
Ely, Cardiff  
CF5 4PE

Guide Price £179,950 to £189,950  
Freehold



# Cambria Road Ely, Cardiff, CF5 4PE

## Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 3-BED FAMILY HOME
- SPACIOUS LOUNGE
- REAR EXTENSION/ SUN-ROOM
- MODERN KITCHEN
- ATTIC ROOM
- MODERN BATHROOM SUITE
- ENCLOSED REAR GARDEN - TWO-TIERED & OUTBUILDING
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD.



**NO CHAIN!!!  
MOVE STRAIGHT INTO THIS 3-BEDROOM  
FAMILY HOME  
PORCH ENTRANCE  
SPACIOUS LOUNGE  
RE-FITTED KITCHEN  
LARGE REAR EXTENSION/ SUN-ROOM  
MODERN BATHROOM SUITE  
ATTIC ROOM  
OFF-ROAD PARKING TO FRONT  
ENCLOSED TWO-TIERED REAR GARDEN &  
A LARGE OUTBUILDING  
FREEHOLD.**

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Terraced Family Home, comprising in brief; Porch Entrance, Hallway, Lounge, Kitchen, Large Understair Storage Cupboard, Rear Extension/ Sunroom, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3, Family Bathroom & Pull Down Ladders(need reattaching) to the Attic Room. Off-Road Parking to the Front and a Two-Tiered Rear Garden which is Enclosed. Large Outbuilding to the Rear of the Garden Used For Storage. This property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 25i ErP Condensing Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = B.**

**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**

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



**Porch Entrance**

6' 9" x 4' 0" (2.06m x 1.22m)

**Hallway**

6' 10" x 3' 0" (2.08m x 0.91m)

**Living Room**

13' 5" x 12' 2" (4.09m x 3.71m)

**Kitchen**

13' 8" x 9' 3" (4.16m x 2.82m)

**Understair Storage Cupboard**

10' 4" x 2' 10" (3.15m x 0.86m)

**Rear Extension/ Sunroom**

14' 4" x 10' 1" (4.37m x 3.07m)

**1st Floor Landing**

7' 9" x 4' 5" (2.36m x 1.35m)

**Bedroom 1**

12' 2" x 9' 0" (3.71m x 2.74m)

**Bedroom 2**

9' 8" x 9' 4" (2.94m x 2.84m)

**Bedroom 3**

16' 5" x 9' 6" (5m x 2.89m)

**Family Bathroom**

6' 10" x 4' 3" (2.08m x 1.29m)

**Attic Room**

16' 11" x 14' 10" (5.15m x 4.52m)

NB: Head Height Restricted Due to Sloping Roof

**Driveway to Front**

**Rear Garden - Enclosed & Two-Tiered**

**Outbuilding - Used for Storage**

13' 10" x 5' 5" (4.21m x 1.65m)





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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