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**MR HOMES**  
SALES & LETTINGS



Furness Close,  
Ely, Cardiff  
CF5 4PG

Asking Price £100,000  
Leasehold

# Furness Close Ely, Cardiff, CF5 4PG

## Overview

- NO CHAIN!!!
- IMMACULATE 1-BED GROUND FLOOR FLAT
- MOVE STRAIGHT IN
- SPACIOUS LOUNGE
- LARGE DOUBLE BEDROOM
- MODERN RE-FITTED KITCHEN
- LARGE STORAGE/ WALK-IN-WARDROBE
- VERY WELL-MAINTAINED COMMUNAL COURTYARD TO REAR
- QUIET CUL-DE-SAC
- LEASEHOLD



AN IMMACULATE & MODERN 1x DOUBLE BEDROOM GROUND FLOOR FLAT *with LEVEL ACCESS* – MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN DECORATED THROUGHOUT TO A VERY GOOD STANDARD - MODERN RE-FITTED KITCHEN - SPACIOUS LOUNGE - LARGE DOUBLE BEDROOM - LARGE WALK-IN-WARDROBE / STORAGE ROOM - VERY WELL MAINTAINED REAR COMMUNAL COURTYARD - LEASEHOLD.



**MR HOMES** are very pleased to Offer **FOR SALE** with No Ongoing Chain this 1-Bedroom Ground Floor Flat, comprising in brief; Enter via Communal Entrance (which is cleaned every Thursday by Cardiff Council), Entrance hallway with Security Door Entry System, Spacious Lounge, Modern Re-Fitted Kitchen, Double Bedroom, Large Walk-In-Wardrobe/ Storage Room. The Outside Front is Laid to Lawn and Enclosed by Fencing, The Rear Courtyard Communal Garden is Very Large in Size. Access to a Storage Shed via Courtyard. The Flat further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Heatline Capriz2 24c Combi-Boiler.

**EPC Rating = C.**

**Council Tax Band = A.**

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

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



### Entrance Hallway

13' 3" x 3' 2" (4.04m x 0.96m)

Enter via uPVC Door, Laminate Flooring, Radiator with Cover, Wall Mounted Door Entry System, Doors to; Large Walk-in-Wardrobe/Storage Room, 2nd Storage Cupboard with Radiator, Bedroom, Bathroom & Lounge/Diner.

### Walk-In-Wardrobe / Storage Room

7' 10" x 6' 11" (2.39m x 2.11m)

Fitted Carpet, Wall Mounted HEAT LINE Capriz2 24c Combi-Boiler.

### 2nd Storage Cupboard

Radiator & Lighting.

### Lounge/Diner

13' 3" x 10' 9" (4.04m x 3.27m)

Laminate Flooring, uPVC D/g Window to Front, Radiator, Door to Kitchen.

### Kitchen - Re-Fitted & Modern

9' 4" x 6' 10" (2.84m x 2.08m)

Laminate Flooring, uPVC D/g Window to Rear, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap Over, Freestanding Gas Cooker, Space for Tall Fridge-Freezer, Plumbed for Washing Machine.

### Double Bedroom

13' 4" x 9' 10" (4.06m x 2.99m)

Fitted Carpet, uPVC D/g Window to Front, Radiator.

### Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Tiled Flooring, Panel Bath with Electric Shower Over, Pedestal Wash Hand Basin, Close-Coupled W.c, Radiator, uPVC Obscured D/g Window to Rear, Fully Tiled Walls.

### Outside Front - Enclosed Communal Garden.

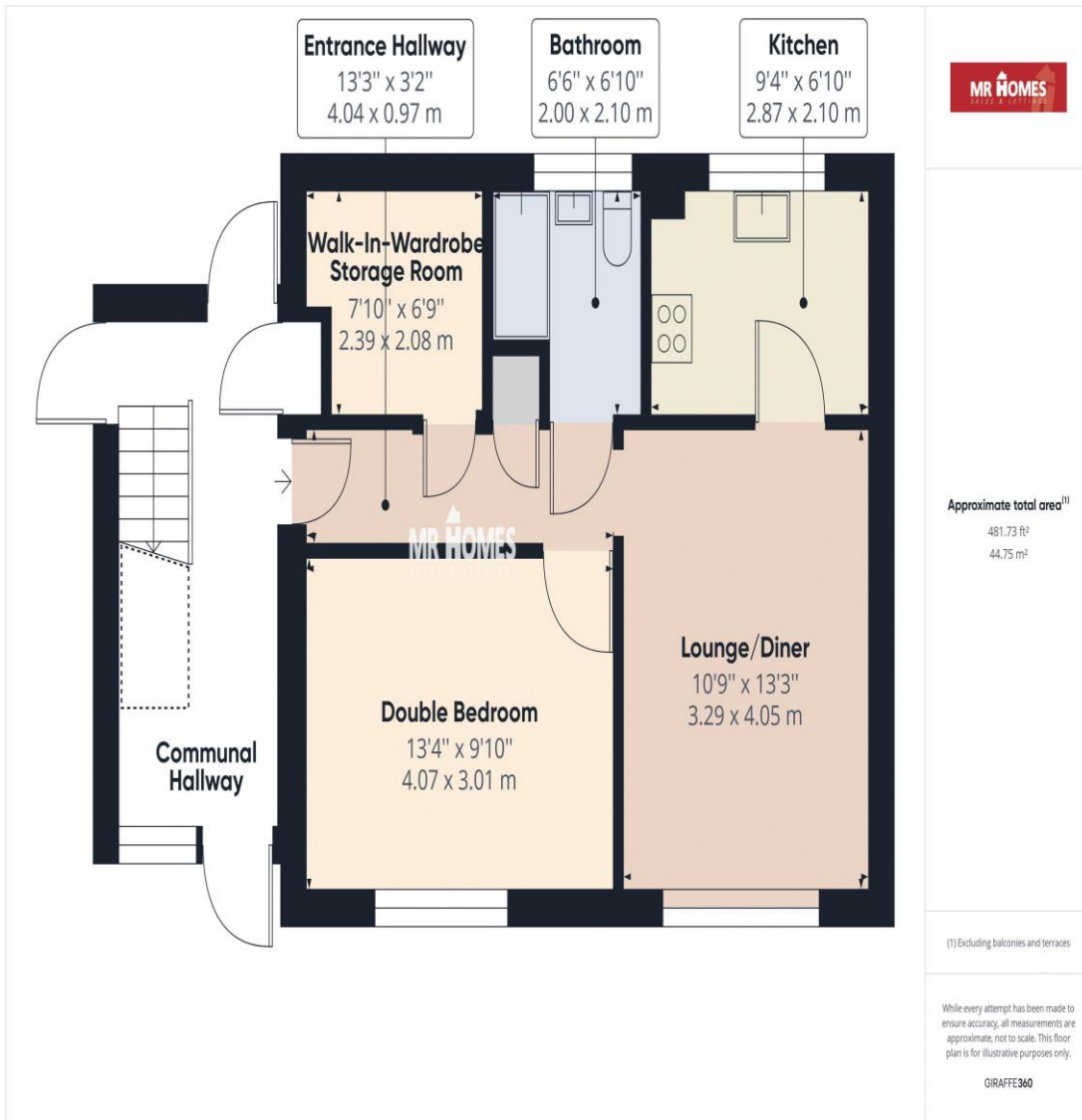
### Rear Communal Courtyard

Very Well Maintained, Washing Lines, Storage Shed.

### Parking - Parking Spaces to Front.



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

Homes House,  
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