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MR HOMES
SALES & LETTINGS



Dyfrig Road,
Lower Ely.
Cardiff. CF5 5AD

Guide Price £190,000 - £200,000
Freehold

Dyfrig Road. Lower Ely, Cardiff, CF5 5AD

Overview

- NO CHAIN!!!
- VERY WELL PRESENTED 2-BEDROOM PROPERTY
- SPACIOUS LOUNGE
- KITCHEN/DINER
- MODERN BATHROOM SUITE
- RAMP ACCESS TO FRONT DOOR
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- GATE ACCESS TO REAR LANE
- FREEHOLD



NO CHAIN

A WELL PRESENTED 2-BEDROOM PROPERTY IN A SOUGHT-AFTER LOCATION OF LOWER ELY - SPACIOUS LOUNGE - KITCHEN/DINER - MODERN BATHROOM SUITE - LEVEL ACCESS TO FRONT DOOR VIA RAMP - PRIVATE DRIVEWAY - LOVELY & PRIVATE REAR GARDEN with REAR LANE ACCESS – FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this Lovely 2-Bedroom Property, comprising in brief; Porch Entrance, Lounge, Kitchen/Diner, 1st Floor Landing, Bedrooms 1, 2 & a Family Bathroom Suite. Level Access to the Front Door via Ramp, Private Driveway to Front, Enclosed Rear Garden with Lockable Gate to Rear Lane. uPVC Double Glazing Windows & Gas Central Heating.

EPC Rating = D.
Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch - 4' 3" x 3' 9" (1.29m x 1.14m)

Enter via uPVC half-glazed & obscured D/g Door, fitted carpet, uPVC obscured D/g window to front. Door to;

Lounge - 15' 8" x 13' 2" (4.77m x 4.01m)

Fitted carpet, uPVC D/g window to front, Electric feature fireplace, Double panel radiator, Coving, Staircase to 1st Floor Landing. Door to;

Kitchen/Diner - 13' 2" x 8' 8" (4.01m x 2.64m)

Vinyl 'tile effect' flooring, uPVC D/g window to rear, matching wall and base units with work surfaces over & tiled splash backs, stainless steel sink & drainer with mixer tap, 4x ring gas hob with extractor hood over, electric oven, plumbed for washing machine, space for tall fridge-freezer, single panel radiator, coving, dado rail. Wall mounted BAXI C/h boiler. uPVC half-glazed & obscured D/g Door to Rear Garden.

1st Floor Landing - 6' 0" x 2' 8" (1.83m x 0.81m)

Fitted carpet, hatch to insulated loft.

Bedroom 1 - 12' 7" x 9' 11" (3.83m x 3.02m)

Fitted carpet, uPVC D/g window to front, single panel radiator, coving. Door to large airing cupboard.

Airing Cupboard - 4' 4" x 2' 11" (1.32m x 0.89m)

Housing hot water tank & slat shelving.

Bedroom 2 - 11' 8" x 7' 7" (3.55m x 2.31m)

Fitted carpet, uPVC D/g window to rear, single panel radiator.

Bathroom - 8' 7" x 5' 1" (2.61m x 1.55m)

Laminate flooring, panel bath with attached shower to mixer tap, close-coupled w.c, pedestal wash hand basin, uPVC obscured D/g window to rear, single panel radiator.

Front Garden - Low-Maintenance with Astroturf.

The Ramp Can Remain Giving Level Access to the Front Door

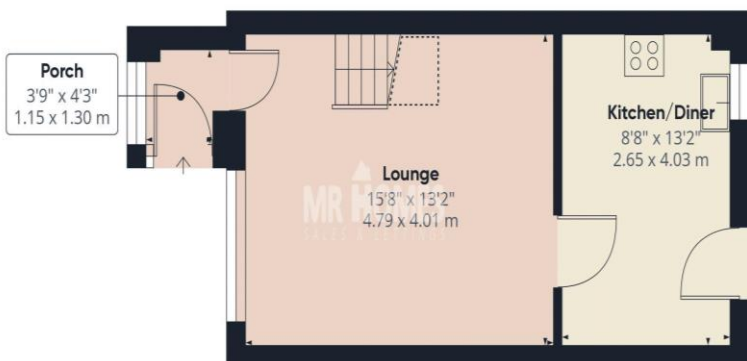
Rear Garden - Low-Maintenance

Patio - AstroTurf - Mature Bushes - Storage Shed - Outside Light - Outside Tap. Lockable Rear Gate to Rear Lane.

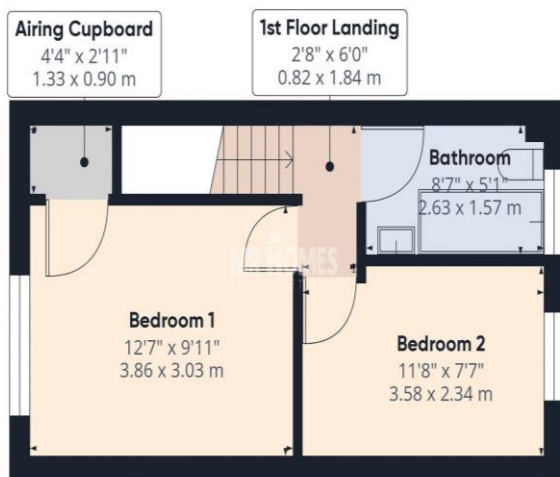
Private Driveway to Front.



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.



Floor 0



Floor 1



Approximate total area^m

639.48 ft²

59.41 m²

Reduced headroom

12.78 ft²

1.19 m²

Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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