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**MR HOMES**  
SALES & LETTINGS



Grand Avenue,  
Ely, Cardiff  
CF5 4HW

Guide Price £175,000 to £185,000  
Freehold

# Grand Avenue

Ely, Cardiff, CF5 4HW

## Overview

- GUIDE PRICE: £175,000 to £185,000
- 3-BED SEMI-DETACHED
- DUTCH STYLE
- 2 LARGE RECEPTION ROOMS
- ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- uPVC D/G WINDOWS
- GAS C/H with COMBI
- FREEHOLD



3-BED SEMI-DETACHED 'DUTCH STYLE' SPACIOUS FAMILY HOME - 2 LARGE RECEPTION ROOMS - FITTED KITCHEN - DOWNSTAIRS W.C & UTILITY - SPLIT-LEVEL LANDING - ENCLOSED FRONT & REAR GARDENS WITH SIDE GATE ACCESS - GATED OFF-ROAD PARKING – FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom 'Dutch Style' Semi-Detached Family Home comprising in brief; Porch Entrance, Hallway, Lounge to Front, 2nd Reception Room to Rear, Fitted Kitchen, Rear Lobby, Downstairs W.c & Utility, Staircase to a Split-Level 1st Floor Landing, Bedrooms 1, 2, 3 & a Shower Room. The Front Garden is Laid to Lawn and Enclosed. There is a Lockable Side Gate Access into the Enclosed Rear Garden and Gated Off-Road Parking to the Front. uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI DuoTec 28 HEA Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = C.**

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

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



**Porch Entrance - 6' 8" x 6' 4" (2.03m x 1.93m)**

Entered via a uPVC D/g Door - Fitted Carpet - uPVC D/g Window to Front - uPVC D/g Door to Hallway.

**Hallway**

Fitted Carpet - Double Panel Radiator - Understair Storage - Doors to; Pantry, Lounge, Dining Room, Kitchen & Staircase to 1st Floor Split-Level Landing.

**Lounge - 13' 0" x 11' 11" (3.96m x 3.63m)**

Fitted Carpet - uPVC D/g Window to Front - Marble Hearth & Grate with Mantle-Piece Surround - Double Panel Radiator - Ceiling Fan Light - Covings to Ceiling.

**Dining Room - 11' 11" x 9' 5" (3.63m x 2.87m)**

Laminate Flooring - uPVC D/g Window to Rear - Original Cast Iron Fireplace - Double Panel Radiator with Cover.

**Kitchen - 12' 2" x 6' 0" (3.71m x 1.83m)**

Quarry Tile Flooring - Matching Wall & Base Units with Work Surfaces Over - Sink & Drainer with Mixer Tap - uPVC D/g Window to Rear - Space for Freestanding Gas Cooker - Wall Mounted BAXI DuoTec 28 HEA Combi-Boiler - Doorway to Rear Lobby.

**Rear Lobby**

Carpet Tiles - Door to Utility/Cloakroom - uPVC Door to Side & Rear Garden.

**Utility & Cloakroom - 5' 7" x 5' 0" (1.70m x 1.52m)**

Close-Coupled W.c - uPVC Obscured D/g Window to Side - Plumbed for Washing Machine - Vented for a Tumble-Dryer.

**1st Floor Landing - Split-Level**

uPVC D/g Window to Side - Doors to Bedrooms 1, 2, 3, Airing Cupboard - Hatch to Insulated Loft.

**Bedroom 1 - 13' 0" x 11' 11" (3.96m x 3.63m)**

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator.

**Bedroom 2 - 11' 10" x 9' 5" (3.60m x 2.87m)**

Laminate Flooring - uPVC D/g Window to Rear - Single Panel Radiator - Door to Fitted Cupboard.

**Bedroom 3 - 12' 2" x 5' 11" (3.71m x 1.80m)**

Laminate Flooring - uPVC D/g Window to Rear - Single Panel Radiator - 2x Doors to Either Side of the Split-Level Landing.

**Shower Room - 6' 4" x 5' 0" (1.93m x 1.52m)**

Laminate Flooring - Fully Tiled Double Shower Unit with Electric Shower - Close-Coupled W.c - Pedestal Wash Hand Basin with Mixer Tap - uPVC Obscured D/g Window to Front - Single Panel Radiator.

**Front Garden - Laid Lawn & Enclosed**

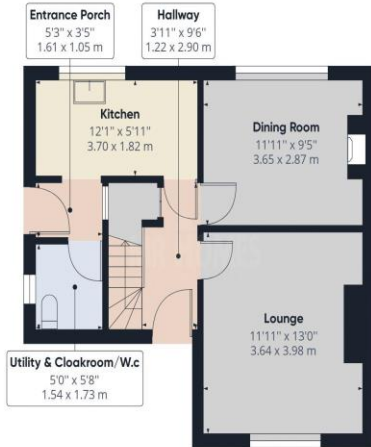
Lockable Side Gate Access to Rear Garden.

**Rear Garden - Landscaped & Enclosed - Decking & Patio**

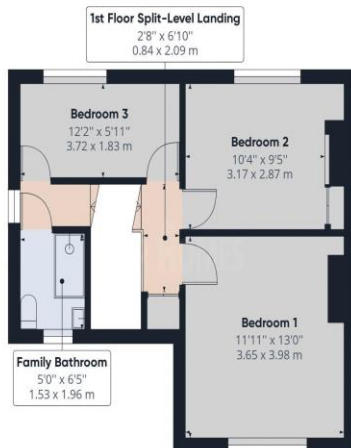
**Off-Road Parking - Double Gated**



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<sup>(1)</sup>

865.16 ft<sup>2</sup>  
80.38 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## CARDIFF WEST

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