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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Heol Y Felin,
Ely, Cardiff
CF5 4BT

Guide Price £195,000 to £205,000
Freehold

Heol Y Felin

Ely, Cardiff, CF5 4BT

Overview

- **NO CHAIN!!!** EXTENDED 3-BED

FAMILY HOME

- WELL PRESENTED
- END-OF-LINK
- 2x RECEPTION ROOMS
- EXTENDED KITCHEN with ALL WHITE GOODS TO STAY
- DOWNSTAIRS W.c
- BRICK-PAVED 'GATED' DRIVEWAY
- ENCLOSED FRONT & REAR GARDENS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD.



NO CHAIN!!!

EXTENDED 3-BED FAMILY HOME - IDEAL FOR 1st TIME BUYERS - 2x RECEPTION ROOMS - EXTENDED KITCHEN with ALL APPLIANCES TO STAY - DOWNSTAIRS W.C - RE-FITTED SHOWER ROOM - BRICK-PAVED 'GATED' DRIVEWAY - ENCLOSED FRONT GARDEN - LOCKABLE SIDE GATE ACCESS INTO THE ENCLOSED & LOW-MAINTENANCE 'BRICK-PAVED' REAR GARDEN - uPVC D/G WINDOWS & GAS C/H with WORCESTER COMBI-BOILER – FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** this Extended 3-Bedroom Family Home comprising in brief; Entrance Hall, Living Room, 2nd Reception Room, Downstairs W.c, Pantry/Storage, Extended Kitchen with All Appliances to Stay, 1st Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted Shower Room. The Front Garden is Enclosed, there is a Brick-Paved 'Gated' Driveway and an Enclosed & Low-Maintenance Rear Garden. This Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 25i ErP Condensing Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = B.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 3' 4" x 3' 2" (1.02m x 0.96m)

Enter via uPVC Door, Carpet, Double Panel Radiator, Wall Mounted Alarm Panel.

Living Room - 16' 9" max x 12' 11" (5.10m x 3.93m)

Carpet, uPVC D/g Window to Front, Electric Fireplace, Single Panel Radiator, Coving, Meter Cupboard.

2nd Reception Room - 13' 5" x 9' 1" (4.09m x 2.77m)

Carpet, Single Panel Radiator, Coving, Doors to Pantry/Storage & Downstairs W.c. Obscured Glass Sliding Door to Kitchen.

Downstairs W.c - 4' 9" x 2' 10" (1.45m x 0.86m)

Close-Coupled W.c, Wall Mounted Wash Hand Basin with Mixer Tap, uPVC Obscured D/g Window to Side, Fully Tiled Walls.

Pantry/Storage - 3' 11" x 2' 10" (1.19m x 0.86m)

EXTENDED - Kitchen - 16' 9" x 5' 9" (5.10m x 1.75m)

Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Hot and Cold Taps Over, uPVC D/g Window to Rear, 4x Ring Ceramic Hob with Extractor Hood Over, Washing Machine & Condensing Tumble-Dryer to Stay, Microwave Oven to Stay, Tall Fridge-Freezer to Stay, Single Panel Radiator, Coving, uPVC Door to Rear Garden.

1st Floor Landing - 7' 8" x 4' 5" (2.34m x 1.35m)

Carpet, uPVC D/g Window to Side, Hatch to Loft, Doors to Bedrooms 1, 2, 3 & Shower Room.

Bedroom 1 - 12' 11" x 10' 1" (3.93m x 3.07m)

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

Bedroom 2 - 9' 7" x 9' 3" (2.92m x 2.82m)

Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving, Airing Cupboard housing Worcester Greenstar 25i ErP Condensing Combi-Boiler.

Bedroom 3 - 9' 11" x 6' 6" (3.02m x 1.98m)

Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving.

Shower Room - 7' 0" x 4' 5" (2.13m x 1.35m)

Walk-in-Shower Cubicle with Mixer Tap, Wash Hand Basin with Hot n Cold Taps Over, vanity Cupboard, Close-Coupled W.c, Single Panel Radiator, uPVC Obscured Window to Rear, Fully Tiled Walls, Wall Mounted Electric Extractor Fan.

Front Garden - Enclosed

Laid Lawn, Well Maintained Mature Bush, Lockable Side Gate to Rear Garden, Outside Sensor Light.

Brick-Paved Driveway - Gated

Rear Garden - Enclosed - Fully Brick-Paved

Outside Sensor Light, Outside Tap. Large Storage Shed to Stay.



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.



Pantry/ Storage 3'11" x 2'10" 1.22 x 0.86 m	W.c 4'9" x 2'10" 1.45 x 0.87 m	Entrance Hallway 3'4" x 3'2" 1.04 x 0.97 m
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Floor 0



Shower Room 4'5" x 7'0" 1.35 x 2.14 m
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Floor 1



Approximate total area^m

814.74 ft²
75.69 m²

Reduced headroom

2.43 ft²
0.23 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 WEST

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