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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

  
**MR HOMES**  
SALES & LETTINGS



Elford Road  
Ely. Cardiff  
CF5 4HZ

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

# Elford Road

## Ely, Cardiff, CF5 4HZ

### Overview

- NO CHAIN !!!
- 2-BED END-OF-LINK
- VERY WELL PRESENTED
- DOWNSTAIRS W.C
- KITCHEN/DINER
- LAUNDRY/UTILITY ROOM
- MODERN BATHROOM SUITE
- LARGE WEST FACING REAR GARDEN
- DOUBLE DRIVEWAY
- FREEHOLD



Guide Price: £179,950 to £189,950

**NO CHAIN!!!**

WELL PRESENTED PROPERTY - 2-BEDROOM  
END-OF-LINK FAMILY HOME - SPACIOUS  
LIVING ROOM - MODERN KITCHEN/DINER -  
DOWNSTAIRS W.C - LAUNDRY/UTILITY ROOM  
- 2x DOUBLE BEDROOMS - MODERN  
BATHROOM SUITE - DOUBLE DRIVEWAY -  
SIDE ACCESS VIA LOCKABLE GATE to the  
LANDSCAPED REAR GARDEN - 2x LARGE  
STORAGE SHEDS TO STAY.

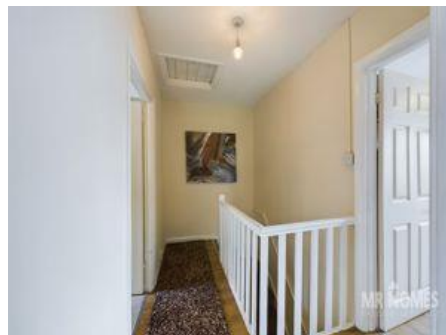
**FREEHOLD**

**MR HOMES** are very pleased to Offer **FOR SALE** this Very Well Presented 2-Bedroom End-of-Link Family Home. Can be sold WITH or WITHOUT the Furniture at agreed sale price. The property comprises in brief; Entrance Hallway, Living Room, Kitchen/Diner, Downstairs W.c, Laundry/Utility Room, Staircase to the 1st Floor Landing, Double Bedroom 1, Double Bedroom 2 & a Modern Family Bathroom Suite. Double Driveway to Front. West Facing Landscaped Rear Garden. 2x Large Storage Sheds to Stay. uPVC Double Glazing Windows & Gas Central Heating powered by a Ideal Independent C24 kw Combi-Boiler.

**EPC Rating = C & Council Tax Band = B.**

PLEASE CALL 02920 204 555 opt. 2 or Book Online - Viewings by Appointment Only...  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST** Call 02920 204 555 opt. 4



**Entrance Hallway**

7' 4" x 3' 1" (2.23m x 0.94m)

**Living Room**

16' 1" x 9' 11" (4.90m x 3.02m)

**Kitchen/Diner**

12' 9" x 1' 4" (3.88m x 0.41m)

**Downstairs W.c**

5' 6" x 2' 11" (1.68m x 0.89m)

**Laundry/Utility Room**

17' 0" x 4' 2" (5.18m x 1.27m)

**Landing**

9' 10" x 5' 4" (2.99m x 1.62m)

**Bedroom 1**

16' 1" x 10' 0" (4.90m x 3.05m)

**Bedroom 2**

12' 3" x 9' 3" (3.73m x 2.82m)

**Family Bathroom Suite**

6' 8" x 6' 6" (2.03m x 1.98m)

**Double Driveway to Front**

**Lockable Side Gate Access into the Rear Garden**

**Rear Garden - Enclosed - West Facing**

**Large Storage Sheds 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.



## CARDIFF & THE VALE

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