

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Cowbridge Road West,
Ely, Cardiff
CF5 5DB

Guide Price £229,950
Freehold

Cowbridge Road West Ely, Cardiff, CF5 5DB

Overview

- NO CHAIN!!!
- 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME
- MOVE STRAIGHT IN
- VERY WELL PRESENTED THROUGHOUT
- PORCH with TINTED WINDOWS
- 2x SEPARATE RECEPTION ROOMS
- MODERN & RE-FITTED L-SHAPED KITCHEN
- LARGE FRONT GARDEN
- LANDSCAPED & ENCLOSED REAR GARDEN
- FREEHOLD



NO CHAIN!!!

3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME - IMMACULATELY PRESENTED THROUGHOUT MEANING YOU CAN MOVE STRAIGHT IN - PORCH ENTRANCE with TINTED GLASS WINDOWS - SPACIOUS LOUNGE - DINING ROOM - RE-FITTED & MODERN L-SHAPED KITCHEN - 3-PIECE WHITE MATCHING BATHROOM SUITE - VERY LARGE FRONT GARDEN - LANDSCAPED & ENCLOSED SIDE & REAR GARDEN – FREEHOLD,

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom 'Dutch Style' Semi-Detached Family Home, comprising in brief; Porch Entrance, Hallway, Lounge, Dining Room, Kitchen, 1st Floor Split-Level landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn with Mature Bushes & Laid Lawn. Lockable Side Gate Access into the Rear Garden. The Landscaped Side & Rear Garden is Enclosed. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = Awaiting Assessment...

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Porch with Tinted Glass Windows

6' 7" x 6' 5" (2.01m x 1.95m)

Hallway

9' 9" x 3' 10" (2.97m x 1.17m)

Living Room

13' 1" x 12' 0" (3.98m x 3.65m)

Dining Room

11' 11" x 9' 5" (3.63m x 2.87m)

Kitchen - L-Shaped

14' 6" max x 12' 3" max (4.42m x 3.73m)

1st Floor Landing - Split-Level

Bedroom 1

13' 2" x 12' 2" (4.01m x 3.71m)

Bedroom 2

9' 4" x 9' 1" to front of fitted wardrobes (2.84m x 2.77m)

Bedroom 3

12' 3" x 5' 11" (3.73m x 1.80m)

Bathroom

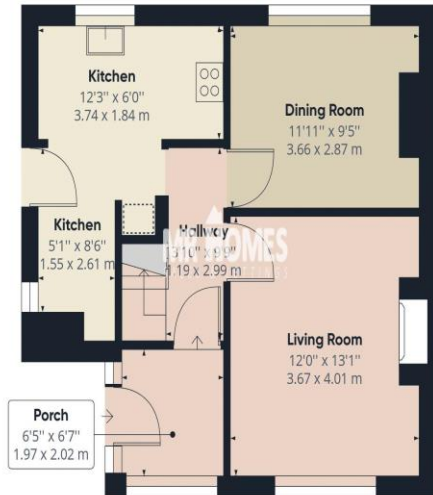
6' 5" x 5' 0" (1.95m x 1.52m)

Front Garden - Laid Lawn - Lockable Side Gate Access into Side & Rear Garden

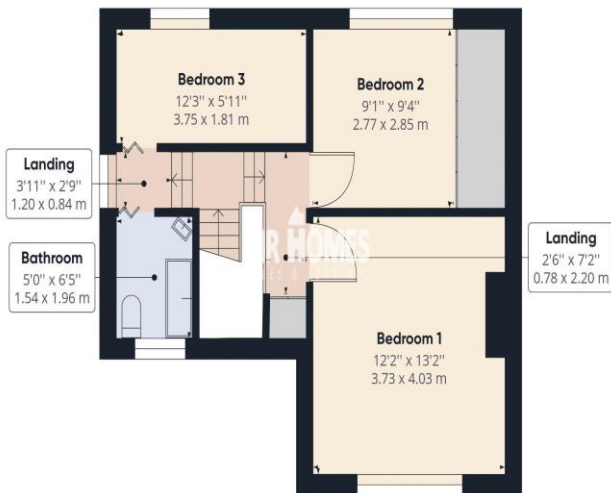
Rear Garden - Landscaped & Enclosed with a Raised Patio Seating Area.



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⁽¹⁾

933.34 ft²

86.71 m²

Reduced headroom

3.53 ft²

0.33 m²

(1) 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.

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CARDIFF WEST

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