

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Heol Muston,
Ely, Cardiff
CF5 4BE

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

Heol Muston

Ely, Cardiff, CF5 4BE

Overview

- 3-BED SEMI-DETACHED FAMILY HOME
- DETACHED GARAGE
- 3x DOUBLE BEDROOMS
- 2x RECEPTION ROOMS
- OUTHOUSE/ UTILITY
- RE-FITTED BATH & SHOWER ROOM
- RE-FITTED W.C
- LARGE & ENCLOSED REAR GARDEN
- TRIPLE 'BRICK-PAVED' DRIVEWAY
- FREEHOLD

3x DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME - WOOD BURNING ECO STOVE 4.5KW - DETACHED GARAGE - 2x RECEPTION ROOMS - OUTHOUSE / UTILITY - RE-FITTED BATH & SHOWER ROOM - RE-FITTED W.C - LARGE & ENCLOSED EAST FACING REAR GARDEN - TRIPLE 'BRICK-PAVED' PRIVATE DRIVEWAY - NEW GLOW.WORM COMBI-BOILER (fitted Nov 2022) - DATA CABLING FOR HIGH SPEED BROADBAND TO LIVING ROOM & BEDROOM (NEW FIBRE GLASS CABLE) - **EXTERNAL HIGH VOLTAGE POINT (IDEAL FOR AN ELECTRIC CAR CHARGING POINT)**. FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway, Living Room with Eco Wood Burning Stove 4.5kw, Dining Room, Kitchen, Outhouse/ Utility, 1st Floor Landing, Bedrooms 1, 2, 3, Bath & Shower Room, Separate W.c. Triple 'Brick-Paved' Private Driveway to Front, Lockable Side Gate Access into the Large & Enclosed Rear Garden. Detached Garage with Up 'n' Over Door. uPVC Double Glazing Windows & Gas Central Heating powered by a Newly Fitted Glow.Worm Combi-Boiler (fitted Nov 2022).

EPC Rating = C. Council Tax Band = C.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

13' 3" x 5' 5" (4.04m x 1.65m)

Living Room

13' 6" x 11' 7" (4.11m x 3.53m)

Dining Room

12' 7" x 9' 7" (3.83m x 2.92m)

Kitchen

10' 0" x 7' 10" (3.05m x 2.39m)

Outhouse/ Utility

13' 5" x 4' 11" (4.09m x 1.50m)

1st Floor Landing

9' 9" x 2' 8" (2.97m x 0.81m)

Bedroom 1

12' 9" x 11' 2" (3.88m x 3.40m)

Bedroom 2

13' 5" x 10' 3" (4.09m x 3.12m)

Bedroom 3

11' 9" x 7' 9" (3.58m x 2.36m)

Family Bath & Shower Room

9' 7" x 6' 10" (2.92m x 2.08m)

W.c

6' 5" x 3' 0" (1.95m x 0.91m)

Outside Front - Lockable Side Gate Accessing Rear Garden

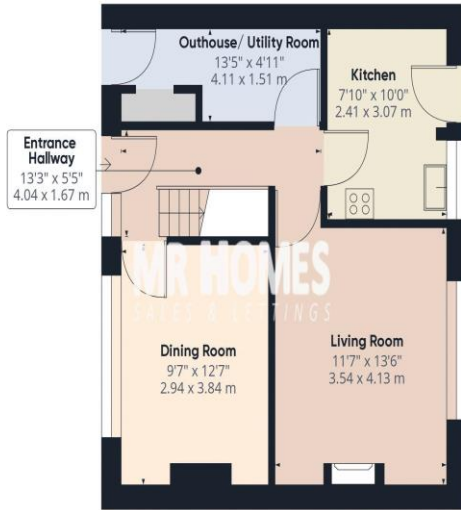
Triple Driveway - Fully Brick-Paved

Rear Garden - Large & Enclosed

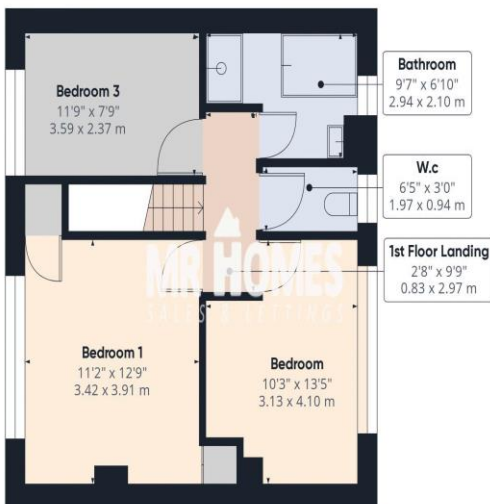
Detached Garage with Up 'n' Over Door



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 area⁹¹

982.83 ft²

91.31 m²

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.

GIRAFFE360

CARDIFF WEST

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