

FOR SALE

Guide Price £220,000 to £230,000 Freehold



Cowbridge Road West, Ely, Cardiff. CF5 5BZ

- A WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME
- LARGE DETACHED GARAGE with PITCHED ROOF - 17' 8" x 10' 7" (5.38m x 3.23m)
- ELECTRICALLY POWERED UP 'N' OVER DOOR TO GARAGE
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- 2x STORAGE CUPBOARDS TO KITCHEN (1 WAS PREVIOUSLY A DOWNSTAIRS W.C - PLUMBING STILL PRESENT)
- 3-PIECE WHITE MATCHING FAMILY BATHROOM SUITE
- PRIVATE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- VERY LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



PROPERTY DESCRIPTION

**** Guide Price £220,000 to £230,000 ** IDEAL FOR 1st TIME BUYERS** - This 3-Bedroom Semi-Detached Family Home on Cowbridge Road West, Offers Spacious and Well-Presented Living with Excellent Transport Links and Close Proximity to Schools, Shops, Parks, and Amenities. Featuring a Large Detached Garage with a Pitched Roof and Electrically Powered Up 'n' Over Door, this Property also Benefits from a Private Driveway Capable of Accommodating Multiple Vehicles. Inside, the Spacious Living Room and Kitchen/Diner Provide Ideal Spaces for Family Life, Complemented by Two Handy Storage Cupboards in the Kitchen, One of which Retains Plumbing from a Former Downstairs W.c. The Home Boasts a Modern 3-Piece White Bathroom Suite, Double-Glazed uPVC Windows, and Gas Central Heating with a Combi Boiler for Year-Round Comfort. Completing the Package is a Very Large, Fully Enclosed Rear Garden, Perfect for Outdoor Activities and Entertaining. With Freehold Tenure, this Property Presents a Fantastic Opportunity for those Seeking a Comfortable and Convenient Family Home in a Thriving Community. **EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK**



ROOM DESCRIPTIONS

Entrance Hallway

3' 8" x 3' 0" (1.12m x 0.91m)

Enter via uPVC Door, Laminate flooring, Radiator. Door to Living Room & Staircase to 1st Floor Landing.

Living Room

16' 7" x 12' 8" (5.05m x 3.86m)

Laminate flooring, 2x uPVC D/g windows to front, Radiator, Feature fireplace, Base Cupboard housing Electricity meter & RCD consumer unit. Door to the Kitchen/Diner.

Kitchen/ Diner

13' 5" x 9' 2" (4.09m x 2.79m)

Tiled flooring, Matching wall & base units with tiled splashbacks, Stainless steel sink, quarter bowl & drainer with mixer tap, uPVC D/g window to rear, 4x ring gas hob with extractor hood over, Electric oven, Plumbed for washing machine & Space for Tall fridge-freezer, Radiator. uPVC Half-Glazed & Obscured D/g Door to Rear Garden. Door to Large Storage Cupboard and Door to 2nd Storage Cupboard (Previously the Downstairs W.c - Plumbing still present).

Storage (PREVIOUSLY THE DOWNSTAIRS W.C - PLUMBING STILL PRESENT)

5' 7" x 2' 9" (1.70m x 0.84m) uPVC Obscured D/g window to rear.

Storage/Pantry Cupboard

5' 9" x 2' 7" (1.75m x 0.79m)

uPVC D/g window to side, Fixed shelving, Houses the Combi-Boiler.

1st Floor Landing

7' 6" x 4' 2" (2.29m x 1.27m)

Fitted carpet to Staircase & Landing, uPVC D/g window to side, Hatch to insulated loft. Doors to, Bedrooms 1, 2, 3 & the Family Bathroom.

Bedroom One

13' 4" x 10' 0" (4.06m x 3.05m)

Fitted Carpet, uPVC D/g window to the front, Original cast Iron feature fireplace, Radiator.

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

Fitted Carpet, uPVC D/g window to rear, Original Cast Iron feature fireplace, Radiator.

Bedroom Three

9' 7" x 6' 4" (2.92m x 1.93m)

Fitted Carpet, uPVC D/g window to front, Radiator.

Family Bathroom Suite

6' 11" x 4' 7" (2.11m x 1.40m)

Vinyl flooring, Panel bath with Hot 'n' Cold taps over, Thermostatic Mixer Shower over Bath with Dual Rainfall & Handheld shower heads, Pedestal hand wash basin, Close-Coupled W.c, Chrome ladder/towel radiator, uPVC obscured D/g window to front.

Front Garden

Half of the front garden laid to Lawn, as the driveway has been widened, Secure gate to Side (which can be opened up giving access to the Garage & Rear Garden)

Private Driveway (Holds Multiple Vehicles)

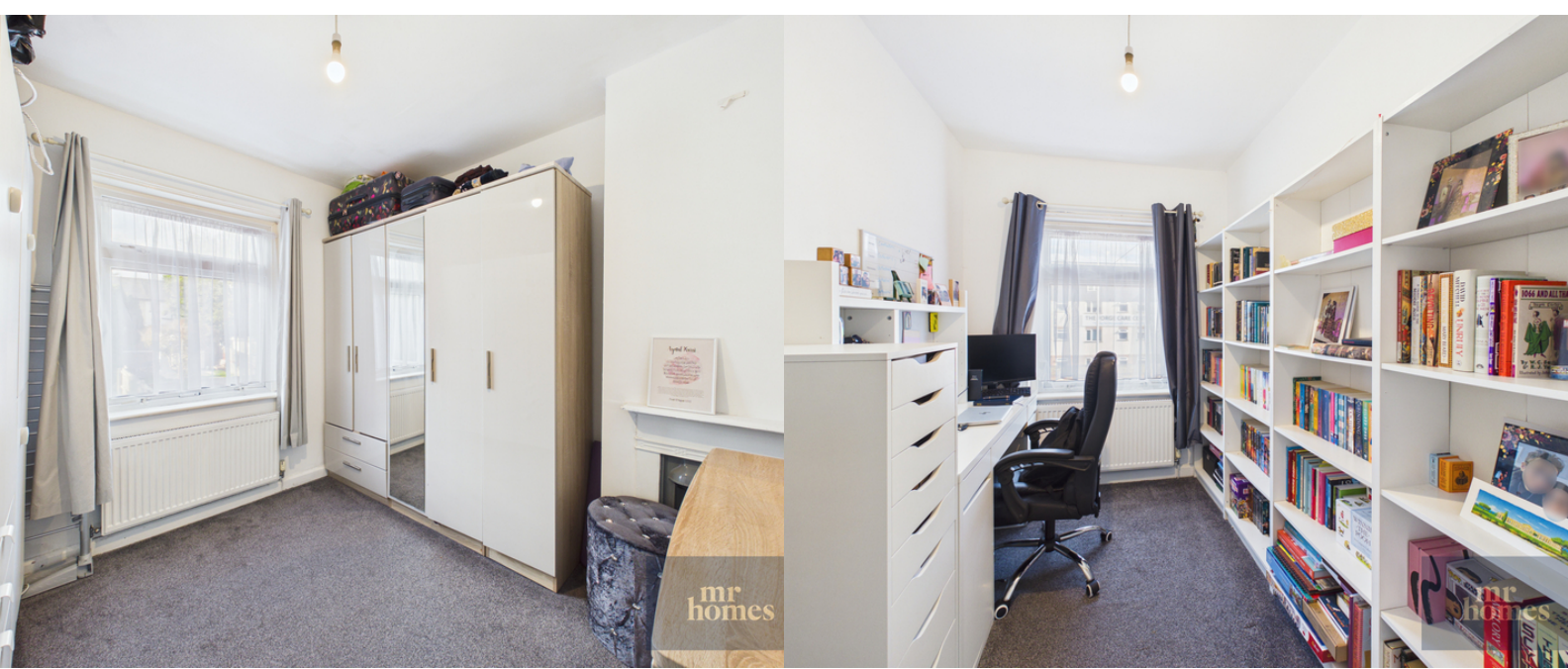
Rear Garden - Large & Enclosed. Mainly Laid to Lawn with a Large Decked Section to the Rear of the Garden.

Outside Tap & Sensor Security Light.

Detached Garage with a Pitched Roof

17' 8" x 10' 7" (5.38m x 3.23m)

Electrically Powered Up 'n' Over Door, Door to Side, PowerPoints & Lighting.



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: Driveway. Garage. Gated.
Off Street. Private. Rear.

Heating Sources: Double Glazing. Gas
Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

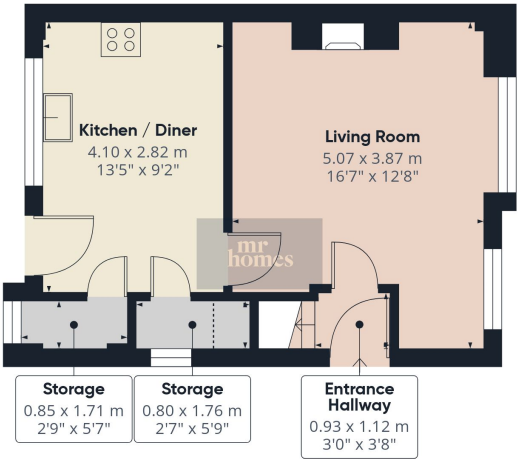
Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 16 Mbps - Superfast 214 Mbps - Ultrafast 1800 Mbps

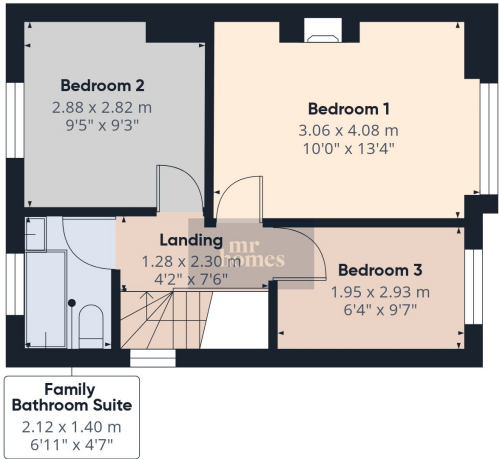
Satellite / Fibre TV Availability: BT - Sky - Virgin



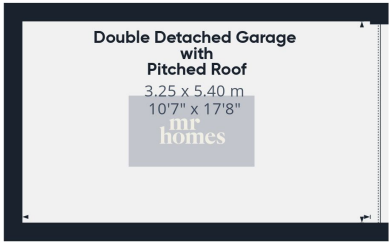
FLOORPLAN



Ground Floor Main House



1st Floor Main House



Ground Level Detached Garage



Approximate total areaⁿ
82.8 m²
891 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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