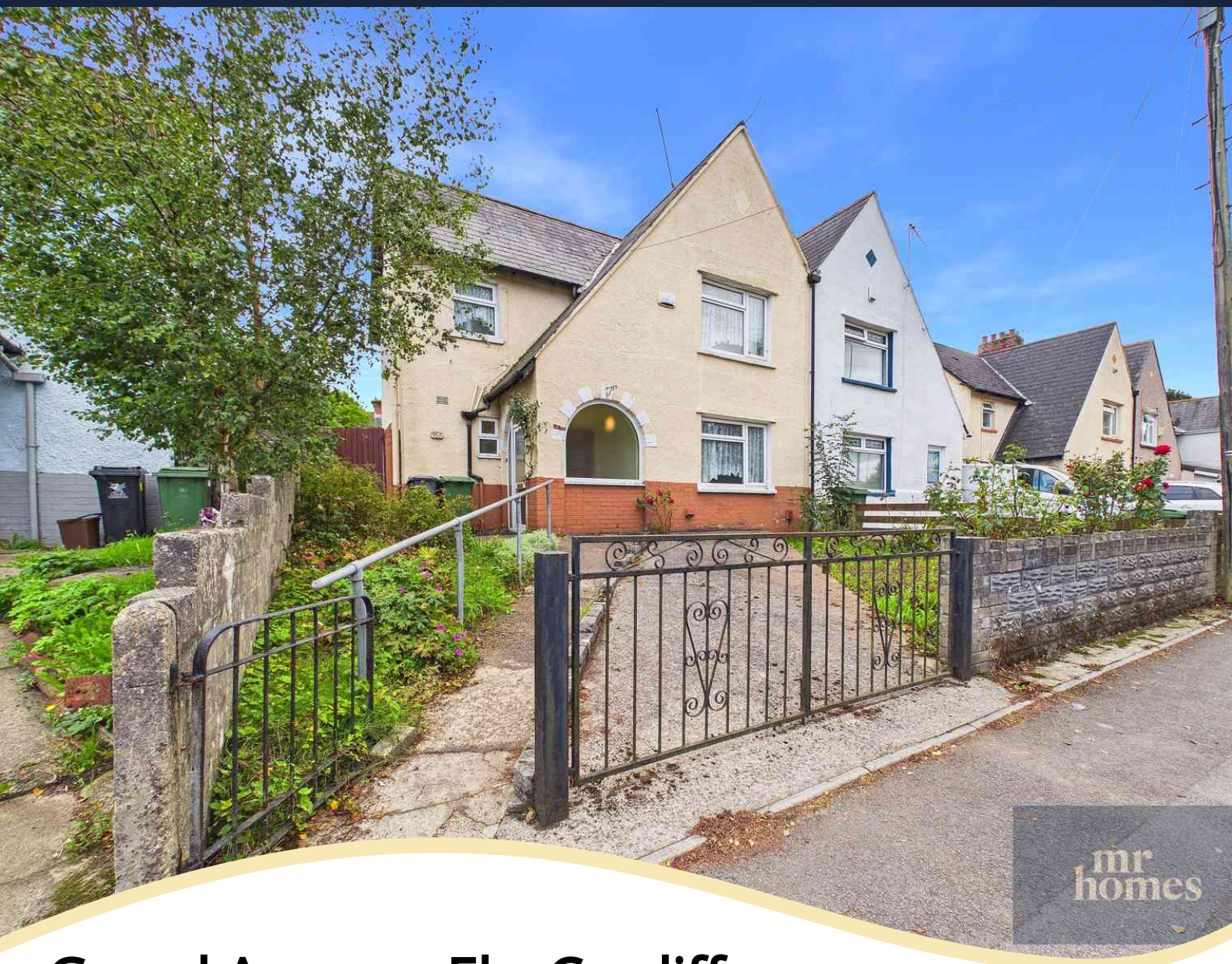
FOR SALE

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



Grand Avenue, Ely, Cardiff.
CF5 4LH

- * GUIDE PRICE £220,000 to £230,000 * NO CHAIN *
- A POPULAR 3-BED 'DUTCH-STYLE' SEMI-DETACHED FAMILY HOME
- VERY WELL PRESENTED THROUGHOUT
- 2x LARGE RECEPTION ROOMS (OPEN-PLAN)
- FITTED KITCHEN
- WALK-IN CUPBOARD & W.C
- ENCLOSED FRONT GARDEN with A PRIVATE 'GATED' DRIVEWAY
- BEAUTIFULLY LANDSCAPED 'SOUTH FACING' REAR GARDEN - ENCLOSED
- TENURE: FREEHOLD.
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT TRANSPORT LINKS
- DUTCH STYLE PROPERTIES HAVE PLENTY OF POTENTIAL
- EARLY VIEWING VERY HIGHLY RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE

mr homes

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £220,000 to £230,000 *** IDEAL FOR 1st TIME BUYERS - MR Homes Offer FOR SALE this Sought After 3-Bed 'Dutch-Style' Semi-Detached Family Home, Offering Excellent Potential and No Onward Chain. Boasting Two Spacious, Open-Plan Reception Rooms Perfect for Family Living, a Fitted Kitchen with a Walk-In Cupboard and Downstairs W.C, this Home Combines Comfort and Practicality. The SOUTH-FACING, enclosed Rear Garden is Beautifully Landscaped, providing a Private Outdoor Retreat, while the enclosed Front Garden features a Private 'Gated' Driveway for Convenient Parking. Ideally Located Close to Reputable Schools, Shops, Parks, and Amenities, with Excellent Transport Links Nearby, this Freehold Property is Perfectly Positioned for Family Life. Early Viewing is Highly Recommended to Fully Appreciate this Charming and Versatile Home. Free Mortgage Advice Available to Support Your Buying Journey. PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Entrance Porch
5' 11" x 5' 10" (1.80m x 1.78m)

Inner Hallway
9' 4" x 4' 0" (2.84m x 1.22m)

Living Room (Open-Plan to Dining Room)
12' 10" x 11' 9" (3.91m x 3.58m)

Dining Room
11' 9" x 9' 3" (3.58m x 2.82m)

uPVC D/g Double French Doors to the Rear Garden.

Fitted Kitchen
12' 0" x 11' 5" (3.66m x 3.48m)

Walk-In Cupboard
4' 0" x 2' 4" (1.22m x 0.71m)

Downstairs W.c
4' 0" x 2' 3" (1.22m x 0.69m)

First Floor Split-Landings
Doors to; Bedroom 1, Bedroom 2, Bedroom 3, Airing Cupboard & the Shower Room.
Hatch to Insulated Loft.

Bedroom 1 (with Fitted Wardrobes & Cupboards)
13' 1" x 10' 0" minimum width to front of fitted wardrobes (3.99m x 3.05m minimum width to front of fitted wardrobes)

Bedroom 2 (with Fitted Wardrobes & Cupboards)
9' 10" x 9' 3" minimum width to front of fitted wardrobes (3.00m x 2.82m minimum width to front of fitted wardrobes)

Bedroom 3 (with a Fitted Wardrobe)
12' 0" x 5' 10" (3.66m x 1.78m)

Shower Room (Disability Enabled) & W.C
6' 0" x 5' 1" (1.83m x 1.55m)

Front Gardens - Enclosed
A Mixture of Plants, Flowers and Bushes either side of the Private Driveway. Lockable Side Gate Accessing the Rear Garden.

Rear Garden - Enclosed - SOUTH-FACING
A Beautifully Landscaped Rear Garden. Not Overlooked with Evergreen Hedges and Shrubs to Border. Mainly Laid Lawn with a Central Concrete Pathway. Block-Paved Patio. Large Wood Panel Storage Shed to the Rear of the Garden, Large Greenhouse.

Private 'Gated' Driveway to Front





MATERIAL INFORMATION

Council Tax: Band C
Council Tax: Rate £1,789.00
Parking Types: Driveway. Gated. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (67)
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

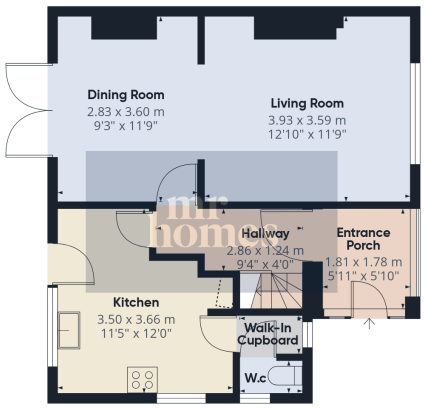
Broadband: Basic 14 Mbps - Superfast 73 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

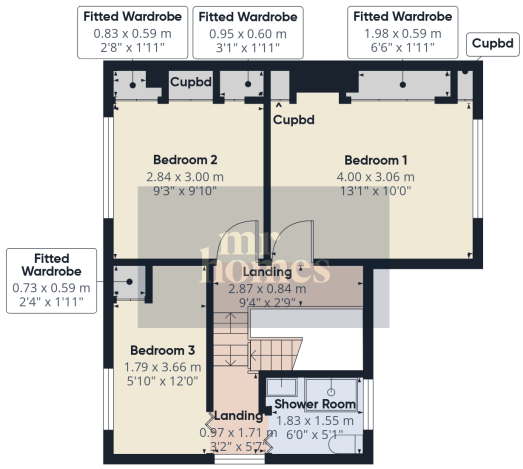




FLOORPLAN & EPC



Ground Floor



First Floor



Approximate total area(1)

83.1 m²

894 ft²

Reduced headroom

0.2 m²

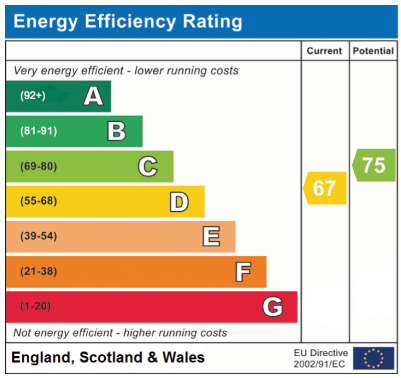
2 ft²

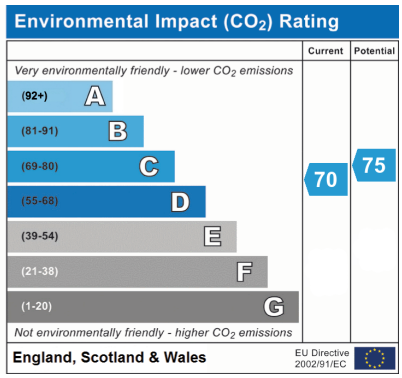
(1) Excluding balconies and terraces

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.

GIRAFFE360





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