FOR SALE

Guide Price £200,000 to £205,000 Freehold



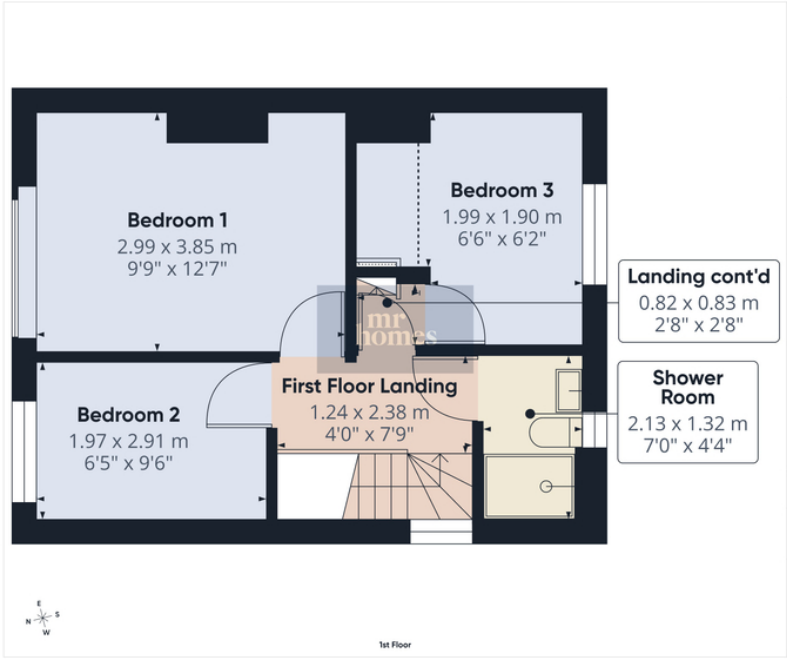
Marcross Road, Ely, Cardiff.
CF5 4RP

- *** NO CHAIN ***
- 3-BED SEMI-DETACHED FAMILY HOME - LARGE CORNER PLOT
- ATTIC ROOM
- SPACIOUS LIVING ROOM & A KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- LARGE & ENCLOSED FRONT/SIDE GARDEN
- PRIVATE 'GATED' DOUBLE DRIVEWAY
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H (Powered by a Ideal Atlantic 24kW Combi-Boiler)
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT TRANSPORT LINKS
- EARLY VIEWING HIGHLY RECOMMENDED
- CALL US FOR FREE MORTGAGE ADVICE
- MR HOMES 02920 204 555
- SALES@MR-HOMES.CO.UK
- COMING SOON - INTERNAL PICTURES, FLOORLANS & 360 VIRTUAL TOUR

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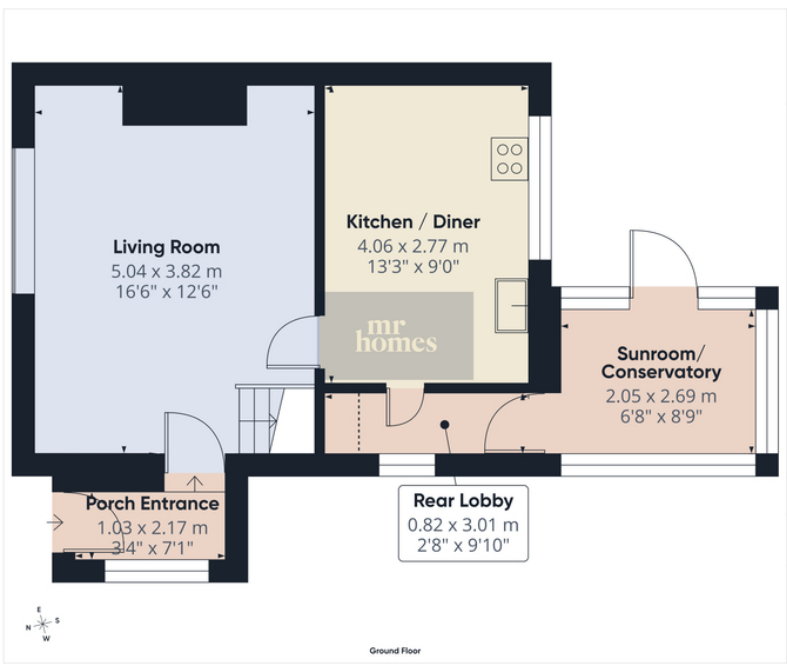
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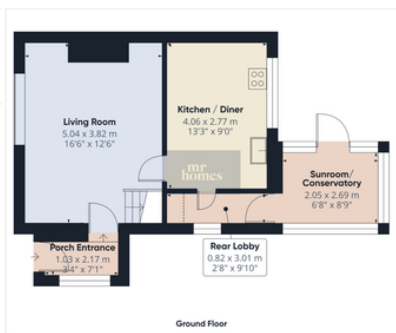




PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price £200,000 to £205,000 *** Situated on a generous corner plot in Ely, this charming 3-bedroom semi-detached family home offers spacious living with a large, bright reception room and a modern kitchen/diner leading into a welcoming conservatory. Enjoy the added versatility of an attic room and a well-appointed family bathroom. The property boasts uPVC double-glazed windows, gas central heating powered by an Ideal Atlantic 24kW combi-boiler, and a private gated double driveway for convenient off-road parking. The rear garden is southwest-facing, perfect for relaxing or entertaining, alongside a large enclosed front and side garden providing ample outdoor space. Ideally located close to schools, shops, parks, and excellent transport links, this home is perfect for families seeking both comfort and convenience. Offered with no onward chain, early viewing is highly recommended to avoid disappointment. For further details or free mortgage advice, contact Mr Homes on 02920 204 555 or sales@mr-homes.co.uk.









ROOM DESCRIPTIONS

Porch
7' 5" x 3' 5" (2.26m x 1.04m)

Lounge
16' 8" x 12' 8" (5.08m x 3.86m)

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

Rear Lobby
10' 10" x 2' 7" (3.30m x 0.79m)

Conservatory
8' 11" x 7' 5" (2.72m x 2.26m)

Landing
9' 10" x 7' 11" (3.00m x 2.41m)

Bedroom 1
13' 6" x 10' 0" (4.11m x 3.05m)

Bedroom 2
9' 6" x 7' 0" (2.90m x 2.13m)

Bedroom 3
9' 10" x 6' 6" (3.00m x 1.98m)

Shower Room
6' 11" x 4' 5" (2.11m x 1.35m)

Attic Conversion
15' 4" x 12' 0" (4.67m x 3.66m)

Large & Enclosed Front & Side Garden
Lockable Gate to Rear Garden

Private 'Gated' Driveway

Enclosed Rear Garden - SOUTH-WEST FACING





MATERIAL INFORMATION

Council Tax: Band B
Council Tax: Rate £1,566.00
Parking Types: Driveway. Gated. 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 (64)
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

Floor Area: 925 ft 2 / 86 m 2

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 10 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type
N/a

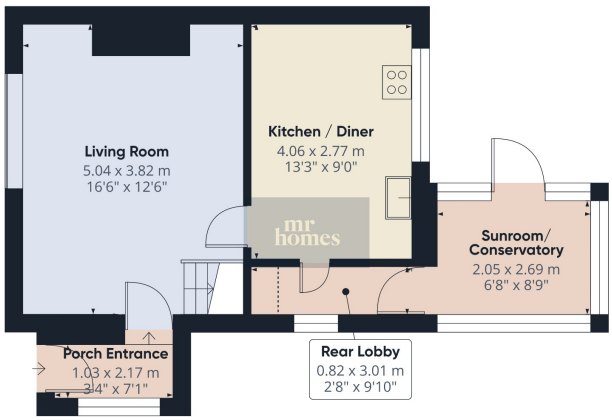
Existing Planning Permission
N/a

Coalfield or Mining
N/a

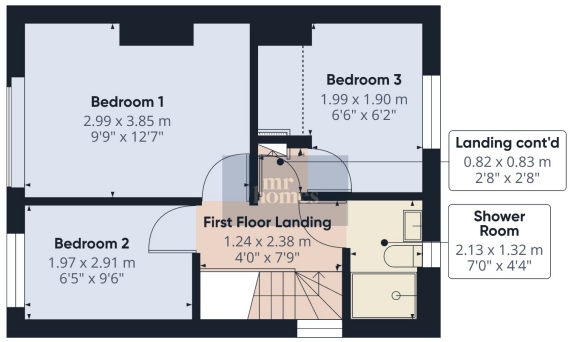




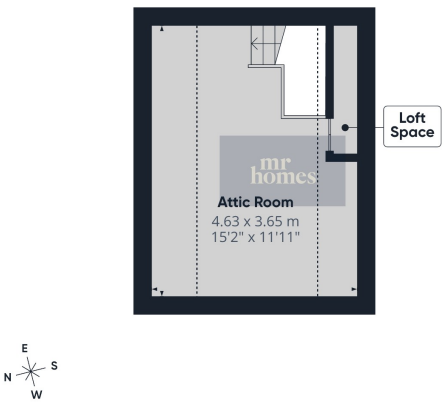
FLOORPLAN & EPC



Ground Floor



1st Floor



Attic Room (2nd Floor)

Approximate total area(1)

87.6 m²

944 ft²

Reduced headroom

6.7 m²

73 ft²

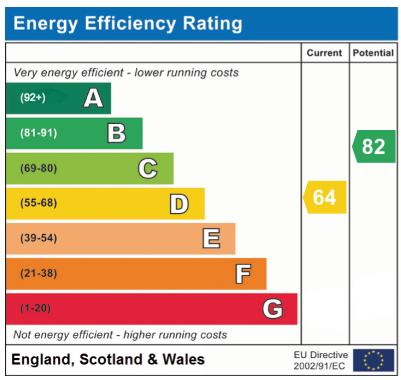
(1) Excluding balconies and terraces

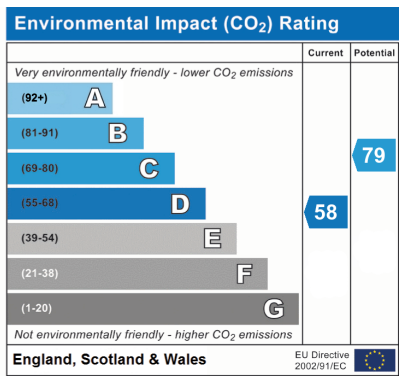
Reduced headroom

..... 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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