

**FOR SALE**

Offers In Excess Of £185,000 Freehold



## Marcross Road, Ely, Cardiff. CF5 4RP

- \*\* OFFERS IN EXCESS OF £185,000 \*\*
- IMMACULATE 3-BED FAMILY HOME
- MOVE STRAIGHT IN
- NEW uPVC D/G WINDOWS & DOORS
- MODERN FITTED KITCHEN/DINER
- SPACIOUS LIVING ROOM
- MODERN SHOWER ROOM
- OAK DOORS
- SOUTH-FACING REAR GARDEN - ENCLOSED
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



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## PROPERTY DESCRIPTION

**\*\* OFFERS IN EXCESS OF £185,000 \*\*** MR HOMES are pleased to Offer FOR SALE this Immaculate 3-Bedroom Terraced Family Home, which is ready to Move Straight In and Offers a Modern Fitted Kitchen/Diner, Spacious Living Room, and Stylish Oak Doors to the Ground Floor. Featuring new uPVC Double-Glazed Windows, a New Composite Front Door, and a uPVC Obscured D/g Stable Door to the Rear Garden, The property benefits from excellent transport links and is conveniently close to schools, shops, amenities, and parks. The SOUTH-FACING enclosed Rear Garden provides a perfect outdoor space for relaxation or entertaining. The modern shower room complements the home's fresh and contemporary feel, while the freehold tenure adds long-term security. Ideal for families seeking a well-presented home in Ely, Cardiff, this property combines comfort and convenience. **EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK**



## ROOM DESCRIPTIONS

### Entrance Hallway

6' 9" x 3' 0" (2.06m x 0.91m) Enter via composite door, laminate flooring, wall mounted Honeywell thermostat control, Oak door to Living Room.

### Living Room

Laminate flooring, uPVC D/g window to front, radiator, plastered walls & ceiling, Oak door to Kitchen/Diner.

### Kitchen/Diner

13' 9" x 9' 3" (4.19m x 2.82m) uPVC D/g window to rear, laminate flooring, matching wall and base units with work surfaces over and tiled splashbacks, stainless steel sink with mixer tap over, space for gas/electric cooker with extractor hood over, integrated CDA fridge-freezer & BOSCH dishwasher, radiator, 2x doors to storage cupboards. uPVC obscure D/g Stable Door to Rear Garden.

### First Floor Landing

Fitted carpet to stairs and landing, Doors to Bedrooms 1, 2, 3 & Bathroom. Hatch to Loft via Attached Fold Down Wooden Ladders.

### Bedroom 1

12' 3" x 10' 2" (3.73m x 3.10m) Fitted carpet, uPVC D/g window to front, radiator, plastered walls & ceiling.

### Bedroom 2

9' 7" x 9' 4" (2.92m x 2.84m) Fitted carpet, uPVC D/g window to rear, radiator, papered walls & ceiling. Door to Airing Cupboard housing a Vaillant ecoTec pro 24 combi-boiler,

### Bedroom 3

9' 2" x 6' 3" (2.79m x 1.91m) Fitted carpet, uPVC D/g window to front, radiator, plastered walls & ceiling.

### Shower Room

6' 11" x 4' 4" (2.11m x 1.32m) Walk-In-Shower Cubicle with Electric Shower, Hand Wash Basin with Mixer Tap, Close-Coupled W.c, radiator, fully tiled walls, uPVC Obscured D/g window to rear.

### Front Garden - Laid to Lawn and Enclosed

### Rear Garden - SOUTH-FACING

Enclosed Rear Garden with Raised Decking and Laid Lawn with Concrete Pathway.



## MATERIAL INFORMATION

**Council Tax:** Band B

**Council Tax:** Rate £1,566.00

**Parking Types:** On Street.

**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

### Building Safety

N/a

### Mobile Signal

Local Authority: Cardiff

Council Tax Band: B

Annual Price: £1,566

Conservation Area: No

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

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 7 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

### Construction Type

Ex-Local Authority Built - Standard Cavity Wall Brick Construction.

### Existing Planning Permission

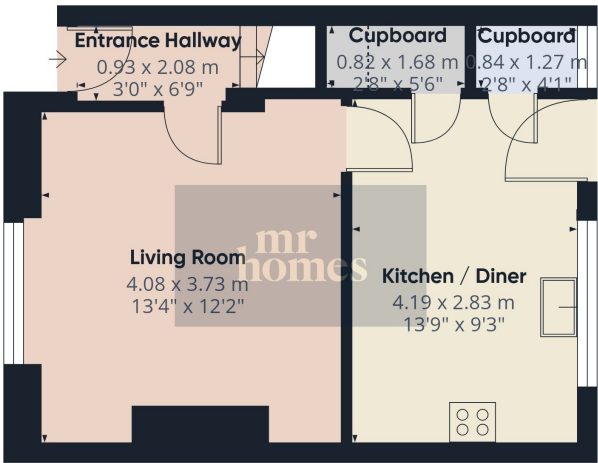
N/a

### Coalfield or Mining

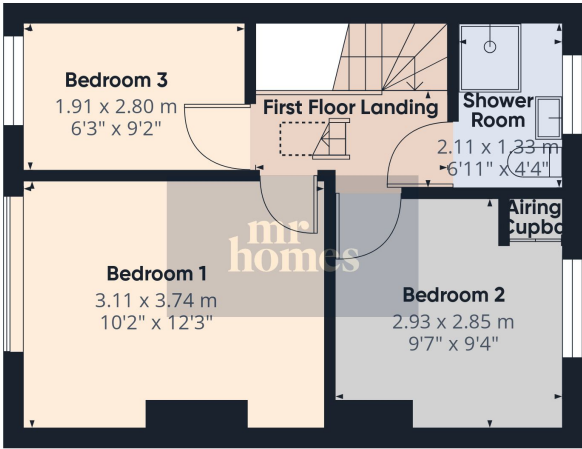
N/a



FLOORPLAN



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
63 m<sup>2</sup>  
678 ft<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(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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