FOR SALE

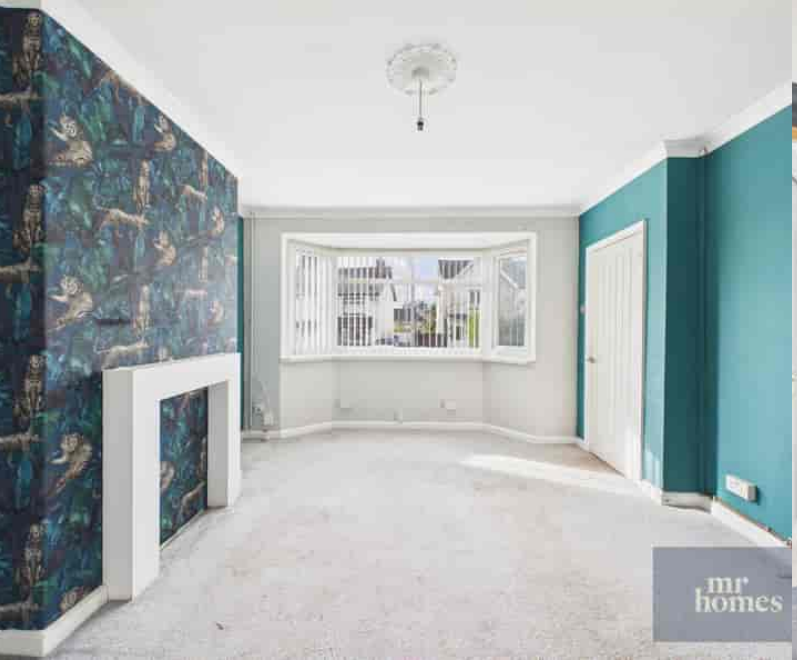
Guide Price £169,950 to £179,950 Freehold



Mostyn Road, Ely, Cardiff.
CF5 4QE

- *** NO CHAIN ***
- GUIDE PRICE £169,950 to £179,950
- 2-BED TERRACED PROPERTY
- BAY WINDOW
- LIVING ROOM & KITCHEN
- CONSERVATORY & DOWNSTAIRS W.C
- 2x DOUBLE BEDROOMS
- FAMILY BATHROOM SUITE
- LARGE REAR GARDEN - ENCLOSED - ENCLOSED FRONT GARDEN LARGE ENOUGH FOR A DRIVEWAY* *Subject to Planning Consent
- uPVC D/G WINDOWS & GAS C/H (Powered by an Ideal Classic 2 30kW Combi-Boiler)
- TENURE: FREEHOLD.
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES, PARKS & ALSO HAS EXCELLENT TRANSPORT LINKS
- IDEAL FOR 1st TIME BUYERS or INVESTORS
- EARLY VIEWING RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- WWW.MR-HOMES.CO.UK

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 £169,950 to £179,950 - This 2-Bedroom Terraced House in Ely offers an ideal opportunity for first-time buyers or investors. Featuring Two Double Bedrooms, a Bay window Living Room, and a Conservatory that adds versatile space, this home also benefits from a Downstairs W.c. and a Family Bathroom Suite. The Kitchen leads directly to the Conservatory. The Enclosed Rear Garden is perfect for outdoor entertaining or relaxing, while the Enclosed Front Garden provides ample space for a Driveway* *Subject to Planning Consent. Additional highlights include uPVC double-glazed windows, gas central heating powered by an Ideal Classic 2 30kW Combi-Boiler, and Freehold Tenure. Conveniently located close to schools, shops, parks, and amenities, with excellent transport links, this property perfectly balances comfort and practicality. Free mortgage advice is available—don't miss the chance to make this delightful house your new home. Visit www.mr-homes.co.uk to arrange your viewing today!

EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Entrance Hallway
3' 6" x 3' 2" (1.07m x 0.97m)

Living Room with Bay Window
14' 7" x 12' 8" (4.45m x 3.86m)

Kitchen
15' 8" x 5' 11" (4.78m x 1.80m)

Understair Storage Cupboard
Reduced Headroom due to Staircase.

Conservatory
11' 1" x 5' 5" (3.38m x 1.65m)

Downstairs W.c
5' 6" x 3' 6" (1.68m x 1.07m)

1st Floor Landing
Hatch to Insulated Loft.

Bedroom 1
12' 8" x 9' 3" (3.86m x 2.82m)

Fitted Wardrobe - 4' 7" x 2' 9" (1.40m x 0.84m)

Bedroom 2
9' 11" x 9' 7" (3.02m x 2.92m)

Door to Airing Cupboard housing an Ideal Classic 2 30kW Combi-Boiler.

Family Bathroom Suite
5' 11" x 5' 8" (1.80m x 1.73m)

Front Garden Enclosed
Space to add a Private Driveway* *Subject to the Necessary Building Consent.

Enclosed Rear Garden - East Facing
Mainly Laid Lawn with Patio 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.

EPC Rating: C (71)
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
Conservation Area: No Flood Risk: River : Very low - Seas : Very low Mobile coverage: EE - Vodafone - Three - O2 Broadband: Basic 29 Mbps - Superfast 66 Mbps - Ultrafast 1800 Mbps Satellite / Fibre TV Availability: BT - Sky - Virgin

Construction Type
Standard Brick Cavity Wall Construction - Ex-Local Authority Build

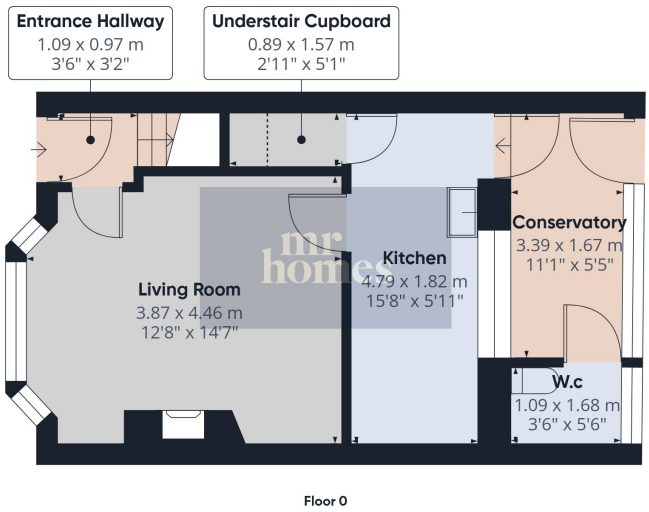
Existing Planning Permission
N/a

Coalfield or Mining
N/a

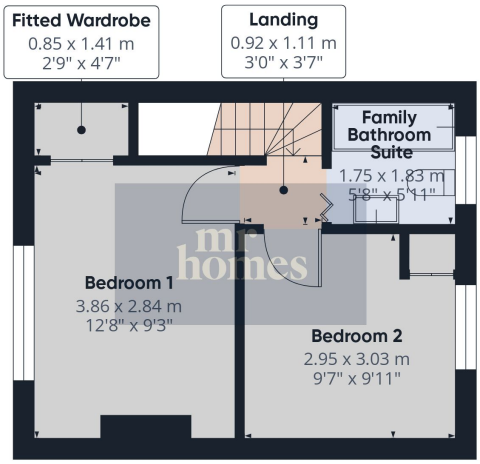




FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area(1)

61.5 m²

662 ft²

Reduced headroom

0.4 m²

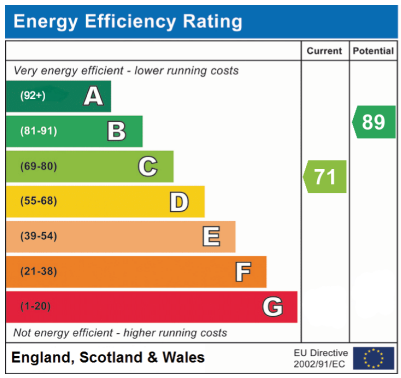
4 ft²

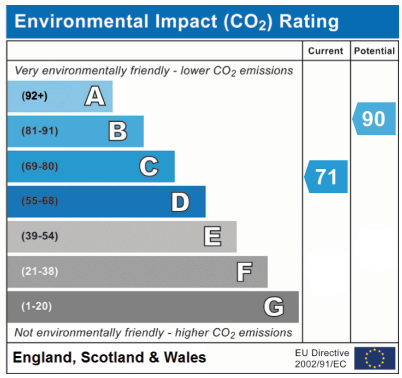
(1) Excluding balconies and terraces

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.

GIRAFFE360





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