

FOR SALE

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



Dyfrig Close, Lower Ely, Cardiff. CF5 5AE

- *** NO CHAIN ***
- GUIDE PRICE £220,000 to £230,000 (OFFERS INVITED)
- 3-BED 'DOUBLE-BAY FRONTED' SEMI-DETACHED PROPERTY
- PUT YOUR OWN STAMP ON THIS PROPERTY - REQUIRING MODERNISATION/RENOVATION THROUGHOUT
- 2x RECEPTION ROOMS
- REAL WOOD BLOCK 'PARQUET' FLOORING
- KITCHEN & PANTRY
- REAR LOBBY with STORE ROOM & DOWNSTAIRS W.C
- SOUTH-WEST FACING REAR GARDEN & LARGE FRONT GARDEN
- PRIVATE DRIVEWAY
- TENURE: FREEHOLD.
- SOUGHT-AFTER LOCATION - QUIET CUL-DE-SAC
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



PROPERTY DESCRIPTION

NO CHAIN! * £220,000 to £230,000 (OFFERS INVITED) * This 3-Bedroom, Double-Bay Fronted Semi-Detached House in a Sought-After Lower Ely Cul-De-Sac Offers a Fantastic Opportunity to Create Your Perfect Home. Requiring Modernisation Throughout, It Features Two Spacious Reception Rooms, a Kitchen with Pantry, a Rear Lobby with Store Room and Downstairs W.c, plus Real Wood Block Parquet Flooring Adding Character. Enjoy a South-West Facing Rear Garden Alongside a Large Front Garden, Perfect for Outdoor Living and Family Activities. Additional Benefits include a Private Driveway, Freehold Tenure, and Excellent Transport Links, with Schools, Shops, Parks, and Amenities all close by. Ideal Project for those looking to put their Own Stamp on a Home in a Quiet, Convenient Location. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

External Open-Porch

Entrance Hallway

11' 10" x 5' 10" (3.61m x 1.78m)

Living Room (Reception Room 1)

12' 0" x 10' 11" (3.66m x 3.33m)

Dining Room (2nd Reception Room)

12' 11" x 11' 0" (3.94m x 3.35m)

Kitchen

10' 4" x 5' 10" (3.15m x 1.78m)

Pantry

3' 6" x 2' 4" (1.07m x 0.71m)

Rear Lobby

6' 0" x 5' 2" (1.83m x 1.57m)

Downstairs W.c

3' 6" x 2' 9" (1.07m x 0.84m)

Store Room

First Floor Landing

8' 10" x 5' 7" (2.69m x 1.70m)

Bedroom 1

12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom 2

13' 0" x 9' 8" to front of airing cupboard (3.96m x 2.95m)

Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Front Garden - Enclosed by Low-Level Brick-Walls

SOUTH-WEST FACING Enclosed Rear Garden (Backs onto Trelai Playing Fields)

Private Driveway to Front



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,013.00

Parking Types: Driveway. Off Street.
Private.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

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 : Low - Seas : Very low

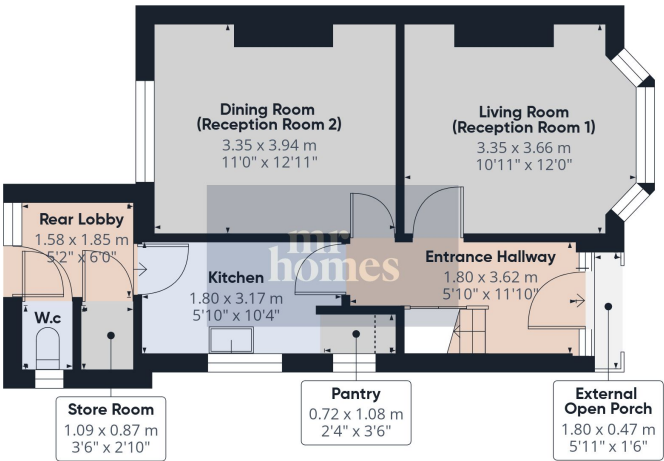
Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 8 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

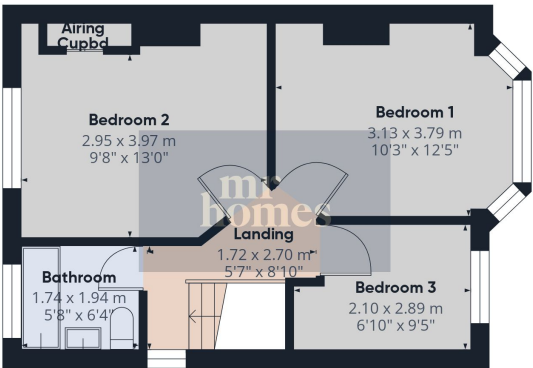
Satellite / Fibre TV Availability: BT - Sky - Virgin



FLOORPLAN



Floor 0



Floor 1



Approximate total area⁽¹⁾

77.9 m²
840 ft²

Balconies and terraces

0.8 m²
9 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.

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