

FOR SALE

Guide Price £179,950 to £189,950 Freehold



Addison Crescent, Ely, Cardiff. CF5 4LX

- NO CHAIN
- GUIDE PRICE £179,950 to £189,950
- 2-BED END-OF-LINK PROPERTY
- A WELL PRESENTED PROPERTY - IDEAL FOR 1st TIME BUYERS
- MOVE STRAIGHT IN
- SOUTH-WEST FACING REAR GARDEN
- ATTRACTIVE & ENCLOSED FRONT GARDEN with SIDE ACCESS INTO THE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H WITH COMBI-BOILER
- EXCELLENT TRANSPORT LINKS
- TENURE: FREEHOLD.
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



PROPERTY DESCRIPTION

* NO CHAIN * GUIDE PRICE £179,950 to £189,950 * MR HOMES are pleased to Offer FOR SALE this 2-Bed end-of-link house, perfect for first-time buyers seeking a ready-to-move-in home. Offering a well-presented interior complete with uPVC D/g windows and Gas c/h via a combi-boiler, this freehold property combines comfort and practicality. Enjoy a bright reception room, a modern bathroom, and a south-west facing rear garden ideal for relaxing or entertaining. The attractive, enclosed front garden features convenient side access directly into the rear garden, enhancing outdoor enjoyment. Located within easy reach of schools, shops, and essential amenities, this home benefits from excellent transport links. This inviting property presents a fantastic opportunity to secure a lovely home in a sought-after area. Don't miss out on this ideal property that balances comfort, convenience, and a great location perfectly. FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

Discover this charming and well-presented 2-bedroom end-of-link house in the desirable area of Ely, offered with no chain and ready for you to move straight in. Priced between £179,950 and £189,950, this freehold property is ideal for first-time buyers looking for a comfortable and practical home. Featuring uPVC double glazing and gas central heating powered by a modern combination boiler, this residence blends efficiency with ease of living. The bright reception room offers a welcoming space to relax or entertain, while the south-west facing rear garden provides a perfect spot to enjoy the outdoors in privacy. An attractive and enclosed front garden, complete with convenient side access into the rear garden, enhances your outdoor experience and curb appeal.

Situated in a sought-after location in Ely, this property benefits from excellent transport links, making commuting straightforward and hassle-free. Close proximity to local schools, shops, and amenities means everything you need is within easy reach, contributing to a practical and convenient lifestyle. Whether you are starting a new chapter or seeking a smart investment, this home ticks all the boxes with its ideal combination of location, features, and charm.

Step inside to the welcoming reception room which boasts ample natural light and a layout conducive to both relaxation and entertaining guests. The kitchen, functional and well-appointed, offers plenty of workspace and storage, providing an inviting area for culinary pursuits. The bathroom is modern and tidy, featuring contemporary fittings that ensure comfort and style. Upstairs, you will find two generously sized bedrooms, both neutrally decorated and offering peaceful retreats at the end of the day.

The outdoor spaces are a standout feature of this property – the south-west facing rear garden enjoys plenty of sunshine, perfect for outdoor dining, gardening, or simply unwinding in a tranquil setting. The enclosed nature of both front and rear gardens ensures privacy and a safe environment for children or pets. Side access from the front to the rear adds convenience, ideal for bringing in garden supplies or bicycles.

With its no chain status, well-maintained condition, and ideal location close to schools, shops, and excellent transport connections, this lovely end-of-link home offers a fantastic opportunity for first-time buyers or anyone looking to settle in the vibrant Ely community. Don't miss out on the chance to make this inviting property your new home. Free mortgage advice is also available to support you through the buying process – visit www.mr-homes.co.uk for more information.

Entrance Hallway

5' 0" x 3' 5" (1.52m x 1.04m)

Living Room

14' 0" x 11' 8" (4.27m x 3.56m)

Kitchen

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

Understair Storage Cupboard

3' 11" x 2' 10" (1.19m x 0.86m)

1st Floor Landing

3' 8" x 2' 10" (1.12m x 0.86m)

Hatch to Insulated Attic.

Bedroom 1

15' 6" x 10' 0" (4.72m x 3.05m)

Bedroom 2

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

Airing Cupboard houses an IDEAL LOGIC 30 kW COMBI-BOILER

Family Bathroom

5' 10" x 5' 8" (1.78m x 1.73m)

Attractive Front Garden - Enclosed

Lockable Side gate Access into the Rear Garden

SOUTH-WEST Facing Rear Garden

Large & Enclosed Rear Garden, Mainly Laid to Lawn.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: D (68)

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 - 17 Mbps

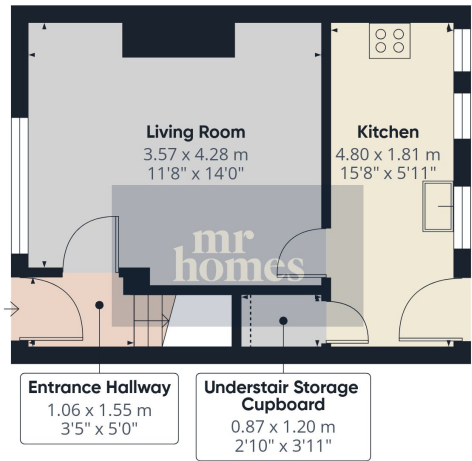
Superfast - 283 Mbps

Ultrafast - 1000 Mbps

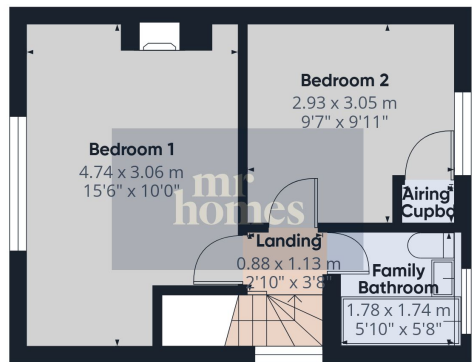
Satellite / Fibre TV Availability

BT - Sky - Virgin





Ground Floor



1st Floor



Approximate total area^m
54.6 m²
588 ft²

Reduced headroom
0.1 m²
1 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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