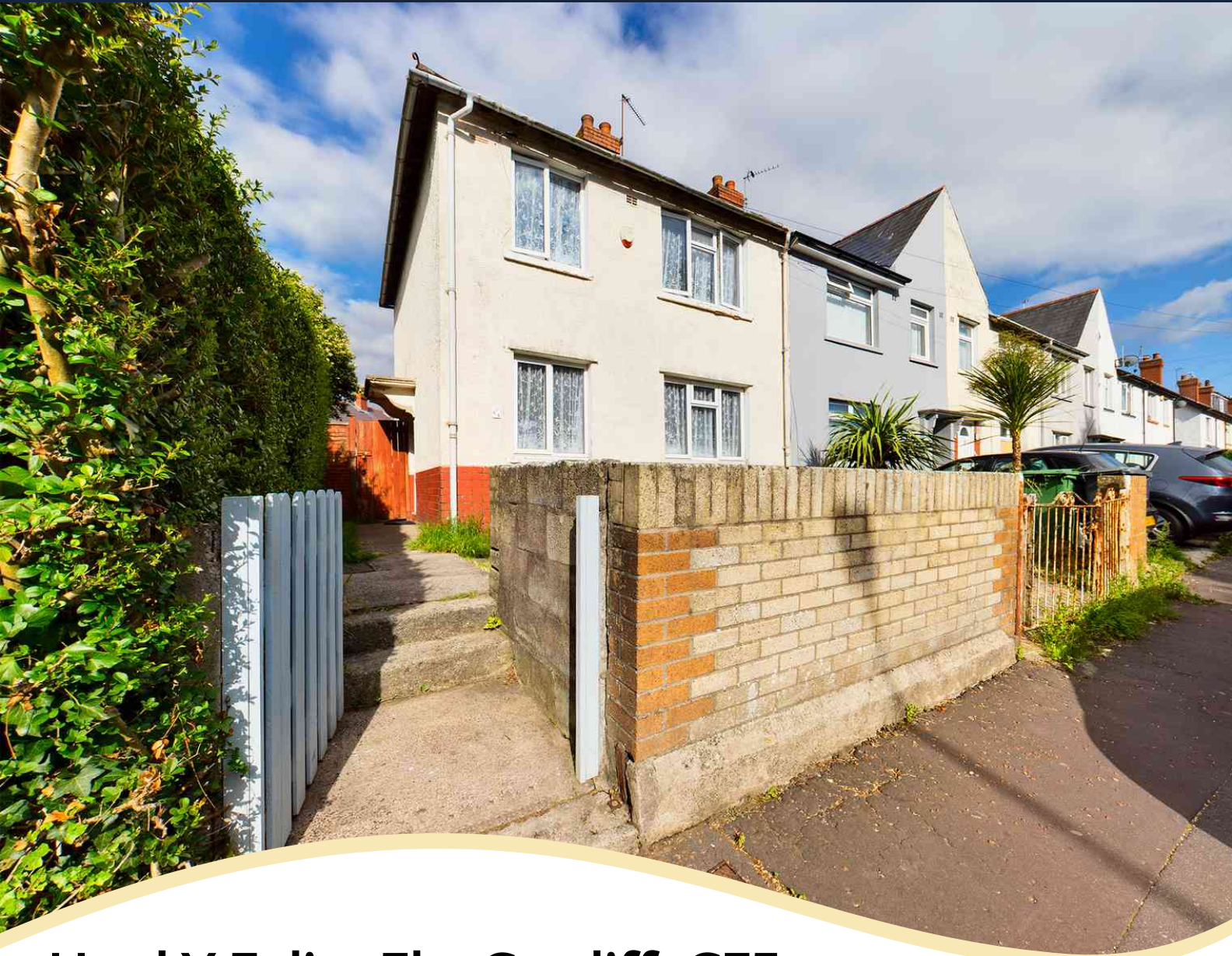


**FOR SALE**

Guide Price £205,000 to £215,000 Freehold



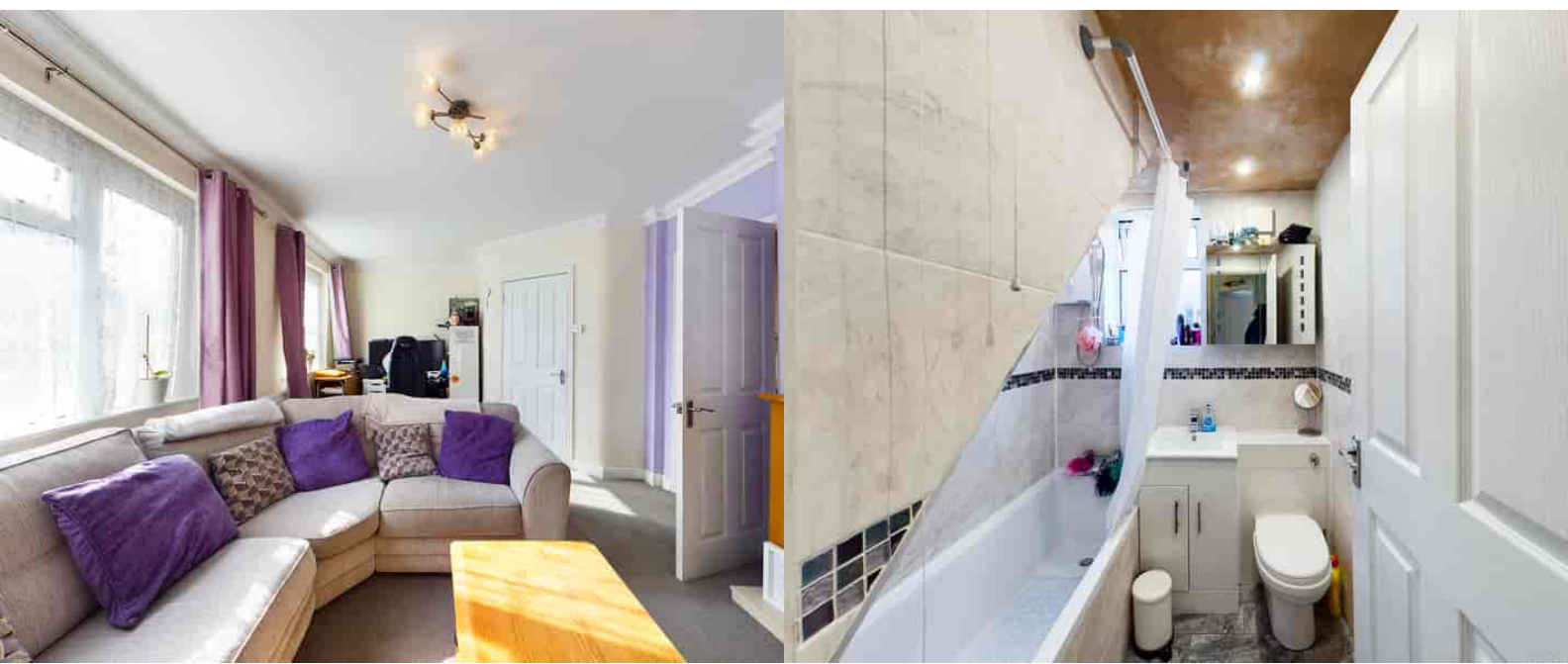
## Heol Y Felin, Ely, Cardiff. CF5 4BT

- GUIDE PRICE: £205,000 to £215,000
- 3-BED FAMILY HOME
- 18ft SPACIOUS LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- ENCLOSED FRONT GARDEN
- ENCLOSED REAR GARDEN - SOUTH-EAST FACING
- PRIVATE 'GATED' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- WORCESTER GREENSTAR 30i ErP CONDENSING COMBI-BOILER
- COUNCIL TAX BAND = B
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS



### PROPERTY DESCRIPTION

\*\*\* Guide Price £205,000 to £215,000 \*\*\* Discover this charming 3-bedroom end of terrace family home, perfectly positioned with excellent transport links and close to schools, shops, parks, and local amenities. Boasting a spacious 18ft lounge and a modern kitchen, this property offers a comfortable and inviting living space. Enjoy the benefits of a newly updated modern bathroom and energy-efficient uPVC d/g windows alongside gas c/h powered by a Worcester Greenstar 30i ErP condensing combi-boiler. The home features an enclosed, South-East facing rear garden, deal for outdoor relaxation, plus an enclosed front garden and a private gated driveway for convenient parking. With a council tax band B and freehold tenure, this well-maintained property combines practicality with style, it presents an excellent opportunity for families seeking a delightful home in a vibrant community. FREE MORTGAGE ADVICE AVAILABLE - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Entrance Hall

6' 0" max x 6' 0" max (1.83m x 1.83m)

Enter via uPVC Half-Glazed Obscured D/g Door, uPVC Obscured D/g Window to Side, Fitted Carpet, Double Panel Radiator. Doors to; Family Bathroom & Lounge. Staircase to 1st Floor Landing. Wall Mounted Honeywell HOME Thermostat.

### Living Room

18' 3" x 11' 11" (5.56m x 3.63m)

Fitted Carpet, 2x uPVC D/g Windows to Front, Double Panel Radiator. Door to Kitchen.

### Kitchen

11' 9" x 8' 0" (3.58m x 2.44m)

Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Tiled Splash Backs. Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Rear, Integral Fan Assisted Electric Oven, 4x Ring Gas Hob integrated into Worktop with Extractor Hood Over, Integrated Dishwasher & Plumbed for Washing Machine. uPVC Half Glazed & D/g Door to Rear Garden.

### Family Bathroom - Re-Fitted & Modern

5' 11" x 5' 8" (1.80m x 1.73m)

Panel Bath with Mixer Tap & Electric Shower Over, Combination Vanity Unit with Wash Hand Basin & W.c. - Chrome Ladder Radiator & uPVC Obscured D/g Window to Rear.

### 1st Floor Landing

8' 3" x 3' 2" (2.51m x 0.97m)

Fitted Carpet, uPVC D/g Window to Rear.

Doors to; Bedrooms 1, 2, 3. Hatch to Insulated & Partially Boarded Loft.

### Bedroom 1

12' 1" x 11' 10" (3.68m x 3.61m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

### Bedroom 2

11' 11" x 8' 0" (3.63m x 2.44m)

Fitted Carpet, uPVC D/g 'Tilt & Turn' Window to Rear, Single Panel Radiator. Fitted Cupboard houses Worcester Greenstar 30i ErP Condensing Combi-Boiler.

### Bedroom 3

11' 9" x 6' 0" (3.58m x 1.83m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

### Front Garden - Enclosed

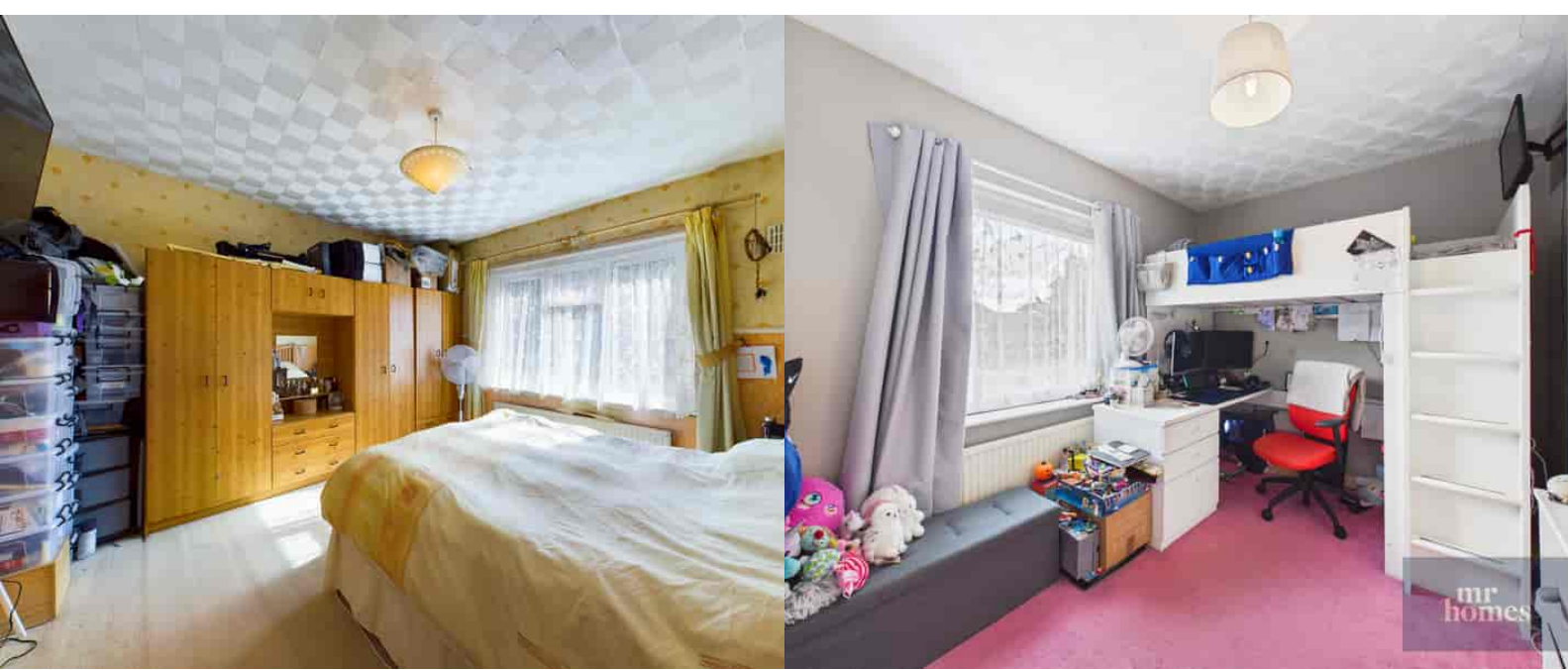
Laid to Lawn, Lockable Side Gate into Rear Garden.

Width of Side Access = 7' 7" - (2.31m)

Rear & Side Garden - Laid to Lawn & Enclosed.

Outside Tap & Security Light.

Private 'Gated' Driveway



## MATERIAL INFORMATION

**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:** Cable.  
**Accessibility Types:** None.

**EPC Rating:** C (72)  
**Has the property been flooded in last 5 years?** No  
**Flooding Sources:**  
**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

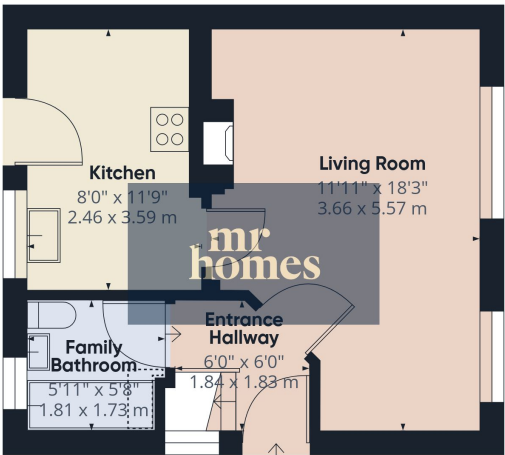
Broadband

Basic - 6 Mbps - Superfast - 48 Mbps - Ultrafast - 1800 Mbps

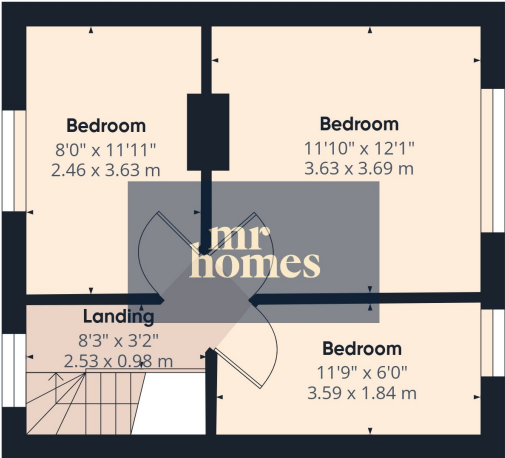
Satellite / Fibre TV Availability

BT - Sky - Virgin -





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
700 ft<sup>2</sup>  
65.1 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360

