FOR SALE

Guide Price £229,950 to £239,950 Freehold



384 Cowbridge Road West, Ely, Cardiff. CF5 5BY

- *** NO CHAIN ***
- GUIDE PRICE £229,950 to £239,950
- A VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME
- RE-FITTED KITCHEN/DINER by WREN (JAN 2022)
- NEW DOWNSTAIRS W.C (FITTED MAR 2024)
- INTEGRATED APPLIANCES: ZANUSSI INDUCTION HOB & FAN ASSISTED OVEN & MICROWAVE
- HOOVER SMART WI-FI ENABLED WASHER-DRYER (FITTED OCT 2026)
- BEAUTIFULLY LANDSACPED REAR GARDEN (MAR 2022)
- uPVC D/G WINDOWS & GAS C/H (Powered by a MAIN Eco Compact Combi-Boiler Fitted JAN 2023)
- IDEAL FOR 1st TIME BUYERS - YOU CAN MOVE STRAIGHT IN
- RE-FITTED FAMILY BATHROOM SUITE
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS

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PROPERTY DESCRIPTION

** NO CHAIN ** Guide Price £229,950 to £239,950 – This Beautifully Presented 3-Bedroom Semi-Detached Family Home, on the Popular Cowbridge Road West, Offers a Perfect Blend of Modern Comfort and Convenience, Ideal for First-Time Buyers. With NO CHAIN, You Can Move Straight In and Enjoy a Re-Fitted Wren Kitchen/Diner with Integrated Zanussi Induction Hob, Fan-Assisted Oven and Microwave, and a New Downstairs W.c installed in March 2024. The home benefits from uPVC Double Glazing and Gas Central Heating Powered by a MAIN Eco Compact Combi-Boiler Fitted In January 2023, Ensuring Energy Efficiency Throughout. The Property Features a Spacious Reception Room with an Office Space to a Large Recess, a Smart Hoover Wi-Fi enabled Washer-Dryer (Fitted October 2026), and a Stylish Re-Fitted Family Bathroom Suite. Outside, a Beautifully Landscaped Rear Garden (completed March 2022) provides a relaxing outdoor space. Ideally situated close to excellent transport links, schools, shops, amenities, and parks, this home ticks all the boxes for comfortable, convenient living in Cardiff West. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

Entrance Hall
3' 3" x 3' 1" (0.99m x 0.94m)

Enter via Composite Door, Fitted carpet, 6 Bar Vertical Radiator, Wall Mounted Thermostat, Door to Living Room and Staircase to First Floor Landing.

Living Room with Office Area
16' 9" x 12' 8" (5.11m x 3.86m)

Laminated Flooring, 2x uPVC D/g Windows to Front, Radiator, Electric Feature Fireplace, Base Cupboard housing the Electricity Meter and RCD Consumer Unit. Door to Kitchen/Diner.

Kitchen/ Diner (Fitted by Wren January 2022)
13' 6" x 9' 3" (4.11m x 2.82m)

Wren (Shaker Style) Kitchen, Matching Wall & Base Units, with Work Surfaces Over and Matching Upstands.
Integrated Appliances include; Zanussi 4x Ring Induction Hob, Zanussi Fan Assisted Oven & Microwave Combi with Extractor Hood Over (Fitted Aug 2025), Hoover Smart Wi-Fi Enabled Washer-Dryer (Fitted Oct 2026), Stainless Steel Sink & Half Bowl with Mixer Tap Over, uPVC D/g Window to Rear, 6 Bar Vertical Radiator, Large (Non-Slip Tiled Flooring.
Doors to; Pantry Cupboard, Cloakroom/Downstairs W.c & Rear Garden.

Pantry Cupboard
4' 11" x 2' 9" (1.50m x 0.84m)

uPVC Obscured D/g Window to Side, Fixed Shelving. (Currently Houses a Fridge-Freezer).

Cloakroom/ Downstairs W.c (Re-Fitted March 2024)
4' 4" x 2' 8" (1.32m x 0.81m)

Tiled Flooring, Close-Coupled W.c, Wall Mounted Corner Hand Wash Basin with Mixer Tap, Inset Spotlights to Ceiling, uPVC Obscured D/g Window to Rear, Walls Tiled up to 1/3 Height.

Staircase to First Floor Landing
7' 8" x 4' 4" (2.34m x 1.32m)

Fitted Carpet, Glass Balustrade, uPVC D/g Window to Side, Hatch to insulated and partially boarded loft.
Doors to; Bedrooms 1, 2, 3 & the Family Bathroom Suite.

Bedroom 1
12' 7" x 10' 0" (3.84m x 3.05m)

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

Bedroom 2
9' 6" x 9' 1" (2.90m x 2.77m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator.
Door to Airing Cupboard housing a MAIN Eco Compact Combi-Boiler (Fitted January 2023)

Bedroom 3
9' 8" x 6' 6" (2.95m x 1.98m)

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

Modern Family Bathroom Suite (Re-Fitted)
6' 11" x 4' 5" (2.11m x 1.35m)

Tiled Floor & Walls, Panel Bath with Mixer Tap and Attached Shower, Glass Shower Screen, Hand Wash Basin with Mixer Tap and Vanity Drawers, Close-Coupled W.c, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear.

Front/ Side Garden
Laid Lawn to Borders with Mature Bushes and Shrubs. Enclosed by Low-Level Walls and a Mature Well Maintained Hedgerow.
Lockable Side Gate accesses the Large Rear Garden.

Landscaped Rear Garden (March 2022)
Natural Stone (Non-Slip) Patio with Astroturf and a Central Pathway leading up to the Raised Decking Terrace. Block Planters to Sides. Outside Tap & Security.

Outside Shed / Office with PowerPoints and Lighting
11' 2" x 5' 9" (3.40m x 1.75m)





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

EPC Rating: D (64)
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

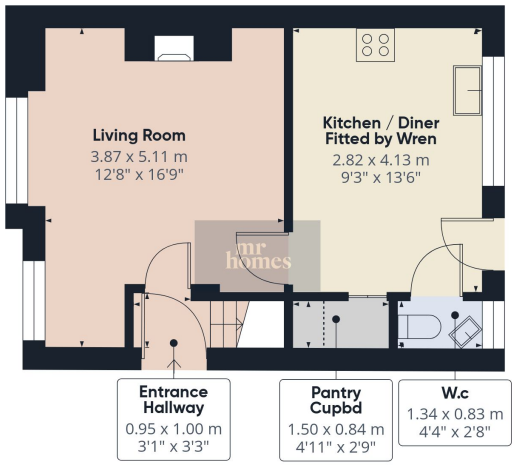
Broadband: Basic 16 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

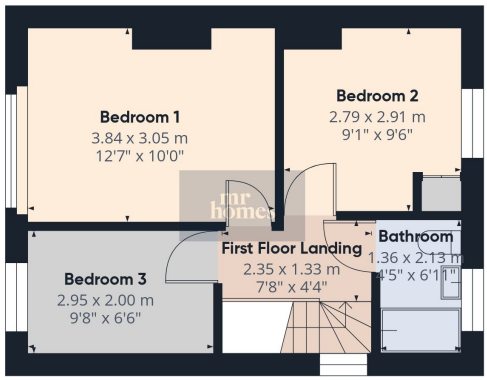




FLOORPLAN & EPC



Ground Floor Main House



1st Floor Main House



Ground Level Shed/Office

Approximate total area(1)

70.9 m²

764 ft²

Reduced headroom

0.4 m²

4 ft²

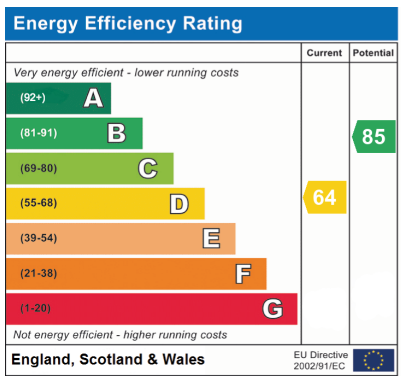
(1) Excluding balconies and terraces

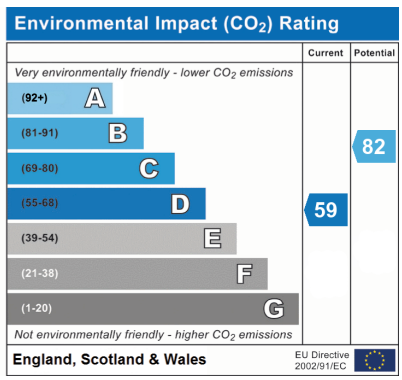
Reduced headroom

..... 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.

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