

**FOR SALE**

Guide Price: £160,000 to £170,000 Freehold



# Illtyd Road, Ely, Cardiff. CF5 4DX

- NO CHAIN
- ATTENTION DEVELOPERS
- ATTENTION INVESTORS
- ATTENTION FIRST-TIME BUYERS
- 3 BEDROOMS
- DRIVEWAY/PARKING
- GAS CENTRAL HEATING
- GENEROUS STORAGE
- REAR GARDEN
- 2 RECEPTION ROOMS



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £160,000 to £170,000 \*\*\* NO CHAIN - 3-BED FAMILY HOME - PUT YOUR OWN STAMP ON THIS PROPERTY - PROPERTY IS PRICED TO SELL QUICKLY - TENURE: FREEHOLD.

The Property comprises in brief; Entrance Hallway, Storage Room, Reception Room 1, Reception Room 2, Kitchen, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom. Enclosed Front via Hedgerow Borders, Private 'Gated' Driveway and an Enclosed Rear Garden.

EPC RATING = D - COUNCIL TAX BAND = B.

EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL US ON 02920 204 555

FREE MORTGAGE ADVICE AVAILABLE

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Outside Front

Accessed via double metal gates allowing vehicular access to the off-road parking

### Entry

2' 11" x 5' 1" (0.89m x 1.55m) Accessed via uPVC front door with obscured DG panels; laminate flooring; access to Storage Area; fully obscured glazed door leads to Hallway

### Storage Area

3' 5" x 5' 0" (1.04m x 1.52m) Worktop; shelving; timber framed window to front with obscured single glazing

### Hallway

3' 9" x 7' 8" (1.14m x 2.34m) Laminate flooring; radiator; under stairs cupboard (housing gas meter, electricity meter and fuse box); burglar alarm control panel; access to both Reception Rooms and Kitchen; carpeted stairs rise to first floor

### Reception 1

12' 0" x 9' 5" (3.66m x 2.87m) Carpeted; radiator; feature fireplace; timber framed window to front with single glazing

### Reception 2

12' 0" x 13' 5" (3.66m x 4.09m) Carpeted; radiator; feature fireplace; timber framed window to rear with single glazing

### Kitchen

6' 10" x 9' 11" (2.08m x 3.02m) Laminate flooring; radiator; contrasting wall and base units with worktops over; stainless steel sink with draining board and mixer tap; uPVC rear door with obscured DG panel; window to rear

### First Floor Landing

6' 10" x 7' 4" (2.08m x 2.24m) Carpeted; storage cupboard over stairs; access to all Bedrooms and Family Bathroom; access hatch to loft

### Bedroom 1

9' 8" PLUS BUILT-IN STORAGE x 13' 5" (2.95m x 4.09m) Carpeted; radiator; built-in storage; timber framed window to rear with single glazing

### Bedroom 2

11' 11" MAX x 9' 6" (3.63m x 2.90m) Carpeted; radiator; built-in cupboard; timber framed window to front with single glazing

### Bedroom 3

6' 9" x 8' 6" (2.06m x 2.59m) Carpeted; radiator; timber framed window to front with single glazing

### Family Bathroom

6' 10" x 7' 0" (2.08m x 2.13m) Vinyl flooring; fully tiled walls; radiator; WC; pedestal wash hand basin with separate hot and cold taps; panelled bath with separate hot and cold taps and mains powered shower over; cupboard housing gas central heating combi boiler: Worcester MT10; timber framed window to rear with obscured single glazing

### Rear Garden

Patio laid to paving slabs; outbuilding; timber shed; bed with mature shrubs and bushes



**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (64)

**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

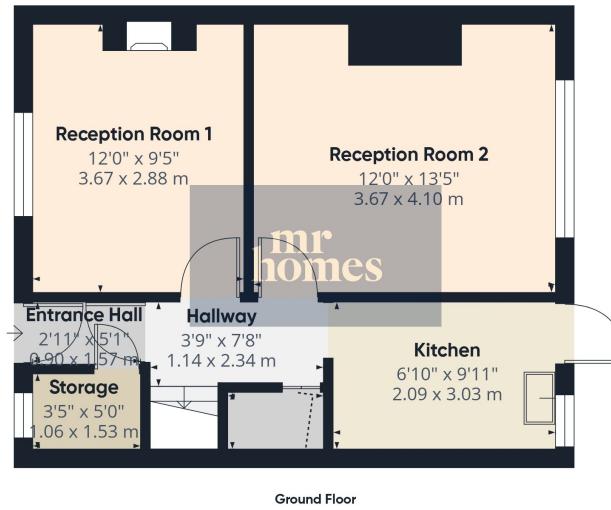
### Mobile Signal

Please see Ofcom Signal Checker Coverage

### Construction Type

Standard





Approximate total area<sup>(1)</sup>  
832 ft<sup>2</sup>  
77.2 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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