

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



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



MATERIAL INFORMATION

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

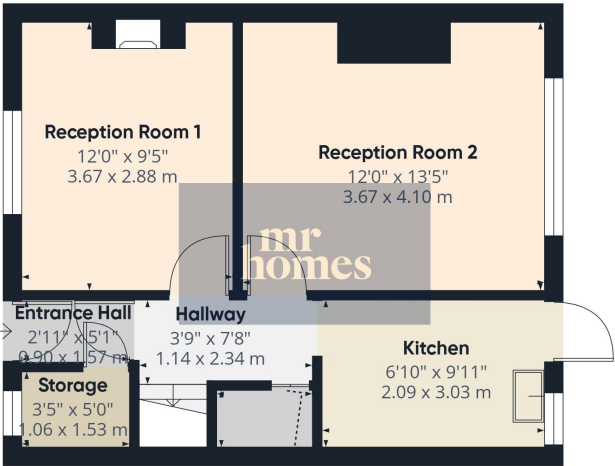
Mobile Signal

Please see Ofcom Signal Checker Coverage

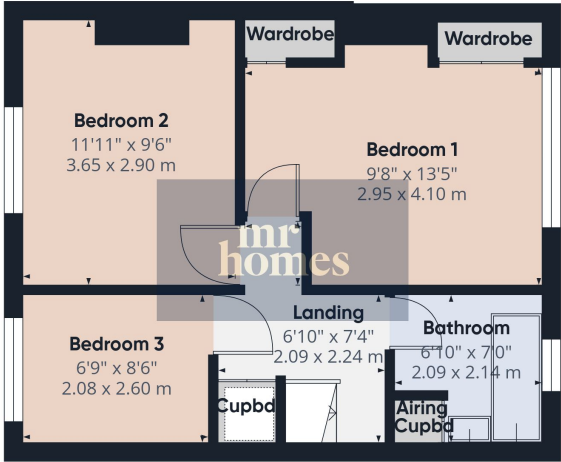
Construction Type

Standard





Ground Floor



1st Floor



Approximate total area^m
832 ft²
77.2 m²

Reduced headroom
9 ft²
0.8 m²

(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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