



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

- A VERY WELL PRESENTED & EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- YOU CAN MOVE STRAIGHT IN
- THE EXTENDED KITCHEN/DINER IS A LOVELY FEATURE OF THIS PROPERTY
- SPACIOUS LIVING ROOM
- DOWNSTAIRS W.C
- MODERN UPSTAIRS SHOWER ROOM
- 3x GOOD SIZE BEDROOMS
- PRIVATE 'DOUBLE' DRIVEWAY
- LARGE FRONT/SIDE & REAR GARDENS (LOW-MAINTENANCE)
- uPVC D/G & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



PROPERTY DESCRIPTION

*** Guide Price: £235,000 to £245,000 *** A VERY WELL PRESENTED 3-BEDROOM SEMI-DETACHED EXTENDED FAMILY HOME - YOU CAN MOVE STRAIGHT IN AS THE DECOR IS IMMACULATE THROUGHOUT - SPACIOUS LIVING ROOM - EXTENDED KITCHEN/DINE with CENTRAL ISLAND/BREAKFAST BAR - DOWNSTAIRS W.C & REAR LOBBY - CARPETED STAIRCASE TO THE 1st FLOOR LANDING - 3x GOOD SIZE BEDROOMS - MODERN SHOWER ROOM - LARGE FRONT/SIDE & REAR GARDEN (LOW-MAINTENANCE) & A PRIVATE 'DOUBLE' DRIVEWAY - uPVC D/G WINDOWS & GAS C/H Powered by a Worcester Greenstar 30i Combi-Boiler - TENURE: FREEHOLD.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

EPC RATING = D - COUNCIL TAX BAND = D.

FREE MORTGAGE ADVICE AVAILABLE - CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hall

3' 9" x 3' 2" (1.14m x 0.97m)

Living Room

16' 10" x 12' 7" (5.13m x 3.84m)

Kitchen/Diner - EXTENDED

15' 8" x 13' 6" (4.78m x 4.11m)

Extended & Spacious Kitchen/Diner with Central Island/Breakfast Bar.

Understair Storage Cupboard

5' 2" x 2' 10" (1.57m x 0.86m)

Cloakroom/Downstairs W.c

4' 3" x 2' 10" (1.30m x 0.86m)

Rear Lobby

5' 3" x 3' 6" (1.60m x 1.07m)

1st Floor Landing

7' 8" x 4' 3" (2.34m x 1.30m)

Bedroom 1 with Fitted Wardrobes

13' 3" x 8' 0" (4.04m x 2.44m)

Bedroom 2 with Airing Cupboard

9' 4" x 9' 2" (2.84m x 2.79m)

Airing Cupboard houses a Worcester Greenstar 30i ErP Condensing Combi-Boiler.

Bedroom 3

9' 7" x 6' 5" (2.92m x 1.96m)

Modern Shower Room

6' 9" x 4' 3" (2.06m x 1.30m)

Outside Front

Low-Maintenance Front/Side Garden.

Private 'Double' Driveway to Front

Rear/Side Garden Low-Maintenance - Large & Enclosed

Two-Tier Patio with Stone Chippings to Border - Mature Evergreen Tree - All Enclosed with Feather Edge & Panel Fencing. Lockable Side Gate Access to Front. Outside Tap & Sensor Light.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Off Street. 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: D (62)

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

Mobile coverage

EE - Vodafone- Three -O2

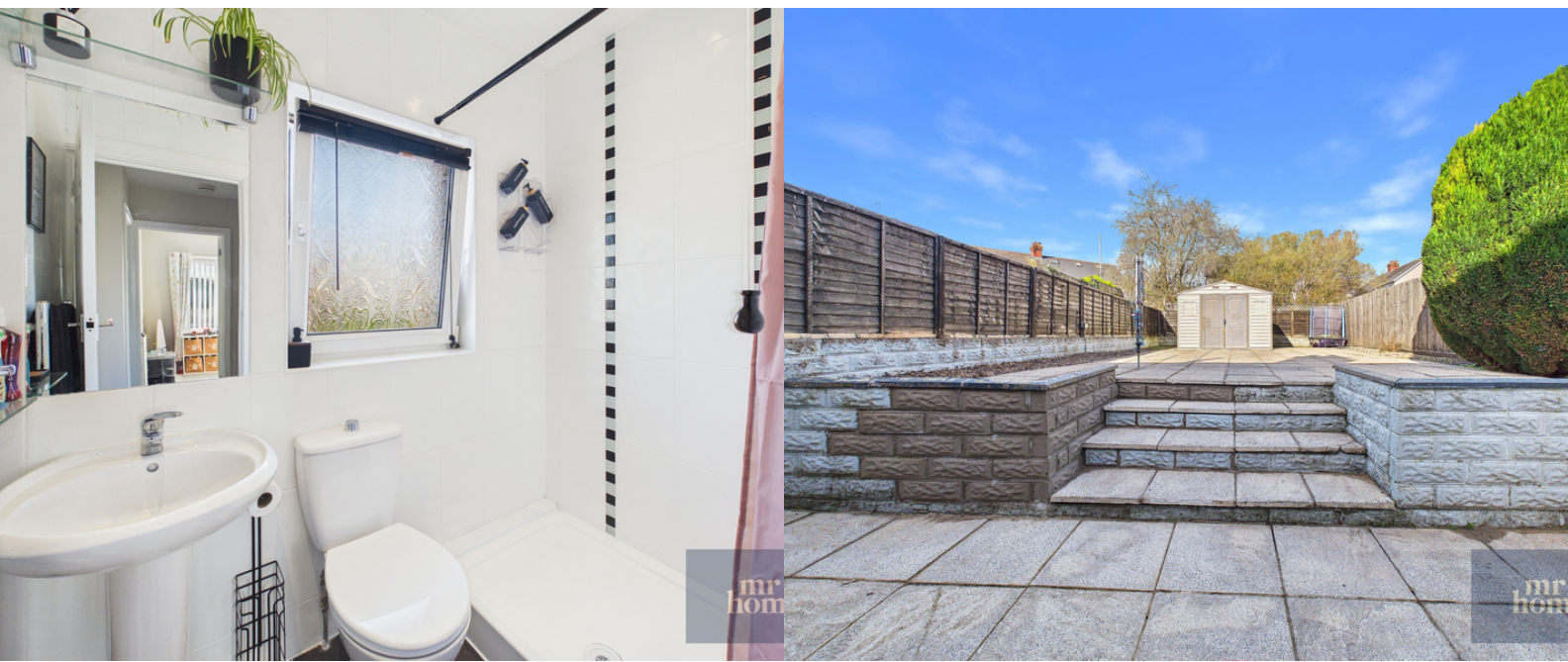
Broadband

Basic - 15 Mbps

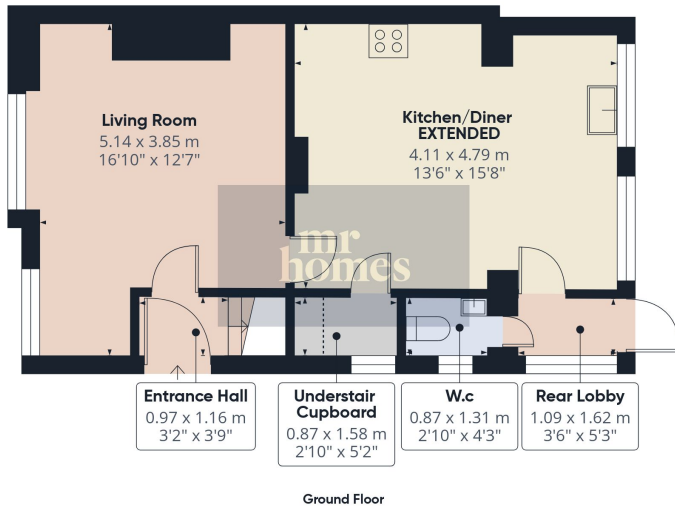
Superfast - 56 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin

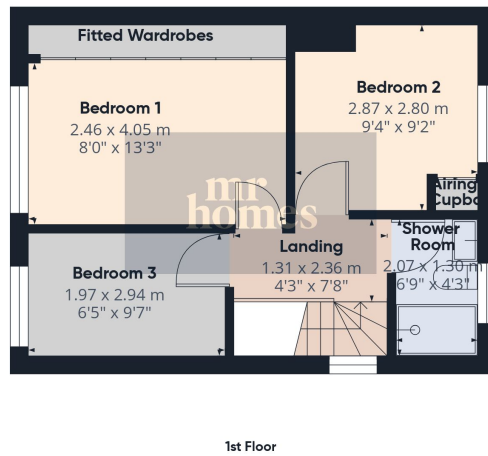


FLOORPLAN & EPC



Approximate total area^m
74 m²
796 ft²

Reduced headroom
0.4 m²
4 ft²

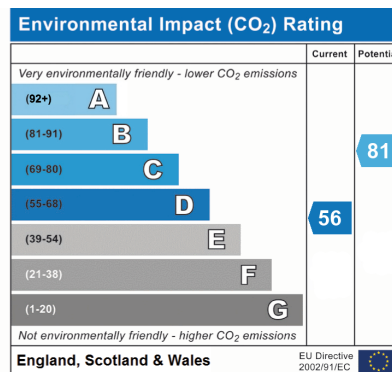
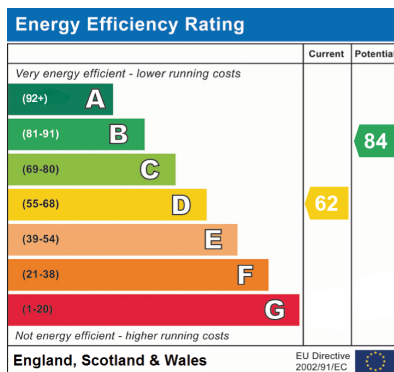


(1) Excluding balconies and terraces

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.

GIRAFFE360



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