



Grand Avenue, Ely, Cardiff. CF5 4HX

- A SPACIOUS 3-BED SEMI-DETACHED 'DUTCH-STYLE' FAMILY HOME
- VERY LARGE CORNER PLOT
- 2x RECEPTION ROOMS
- MODERN KITCHEN & PANTRY
- GROUND FLOOR WET/SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- ENCLOSED FRONT & SIDE GARDENS
- VERY LARGE REAR GARDEN with OFF-ROAD PARKING TO THE REAR
- uPVC D/G & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



PROPERTY DESCRIPTION

*** Guide Price: £270,000 to £280,000 *** A VERY WELL PRESENTED, LARGE 'DUTCH-STYLE' 3-BED SEMI-DETACHED FAMILY HOME OCCUPYING A VERY LARGE CORNER PLOT - ENCLOSED FRONT & SIDE GARDENS - A VERY LARGE & ENCLOSED REAR GARDEN WITH OFF-ROAD PARKING FACILITY AT THE REAR OF THE GARDEN (NB: A GARAGE WAS PREVIOUSLY PRESENT) - LARGE PORCH ENTRANCE, 2x RECEPTION ROOMS - MODERN KITCHEN & PANTRY - GROUND FLOOR WET/SHOWER ROOM & AN UPSTAIRS FAMILY BATHROOM with 3x GOOD SIZED BEDROOMS - TENURE: FREEHOLD.

The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Powered by an Ideal Logic Combi-Boiler.

EPC Rating = C. Council Tax Band = C.

FREE MORTGAGE ADVICE AVAILABLE

WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Porch Entrance - 5' 11" x 5' 10"
(1.80m x 1.78m)

Hallway - 9' 5" x 4' 3" (2.87m x 1.30m)

Living Room - 13' 0" x 11' 11"
(3.96m x 3.63m)

Dining Room - 11' 11" x 9' 3"
(3.63m x 2.82m)

Kitchen - 12' 0" x 5' 10" min
(3.66m x 1.78m min)

Modern & Re-Fitted

Pantry - 4' 6" x 3' 6" (1.37m x 1.07m)

Rear Lobby

Door to Rear Garden

Shower Room - Ground Floor

Staircase to 1st Floor Split-Landing

Doors to Bedrooms, Bathroom,
Airing Cupboard & Hatch to
Loft.

Bedroom 1 - 13' 0" x 11' 11"
(3.96m x 3.63m)

Bedroom 2 - 10' 8" x 9' 3"
(3.25m x 2.82m)

Bedroom 3 - 12' 1" x 5' 11"
(3.68m x 1.80m)

Family Bathroom - 6' 3" x 4' 9"
(1.91m x 1.45m)

Front/Side Garden

Attractive Front & Side Garden
- laid to Lawn with Hedgerow
Bordering - Lockable Side Gate
Accessing the Rear Garden.

Rear Garden

Very Large Rear Garden -
Mainly Laid to Lawn
NB: Garage to the Rear of the
Garden has been taken Down -
Curb has been Dropped from
Moore Road Accessing the
Rear of the Garden



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

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 (75)

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

Building Safety

Standard Brick/Cavity Wall Construction - Ex-Local Authority Build.

Mobile Signal

Mobile coverage

EE - Vodafone - Three - O2

Broadband

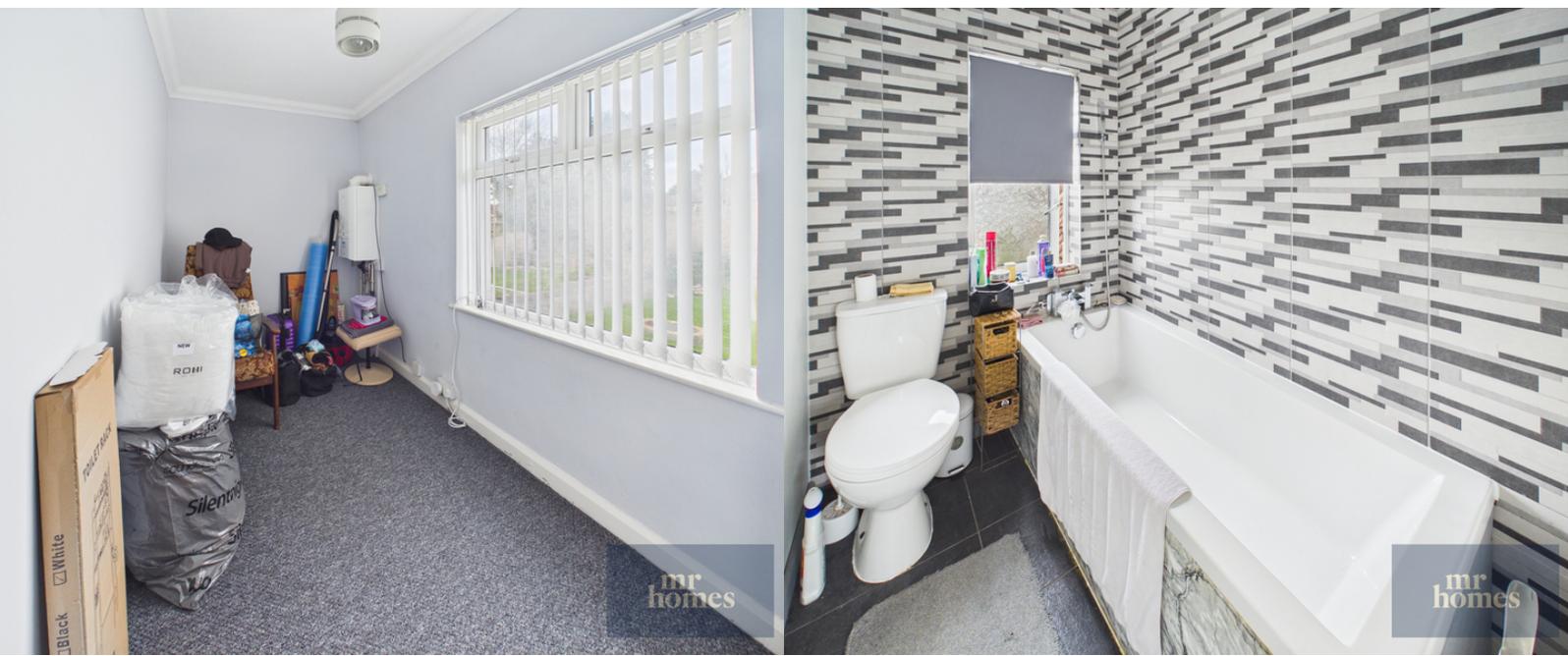
Basic - 16 Mbps

Superfast - 80 Mbps

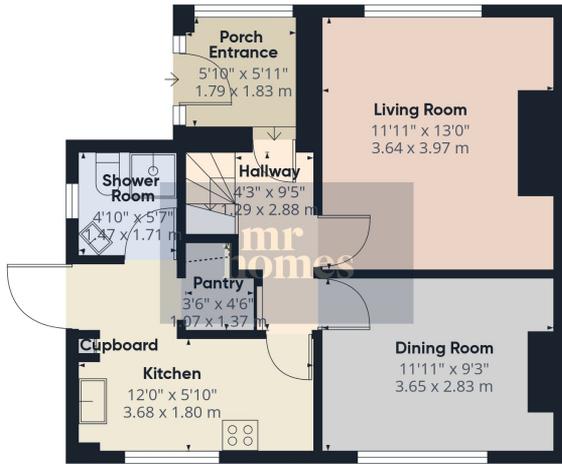
Ultrafast - 1800 Mbps

Satellite/Fibre TV Availability

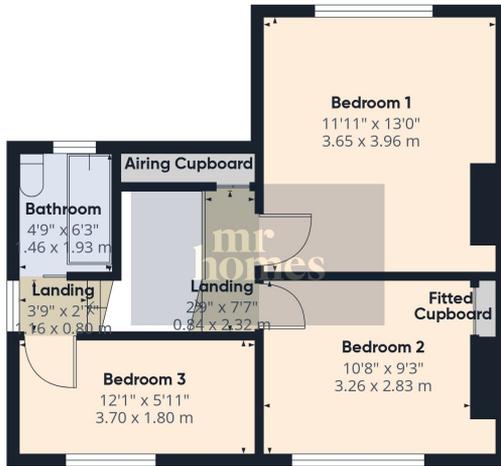
BT - Sky - Virgin



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
 897 ft²
 83.4 m²

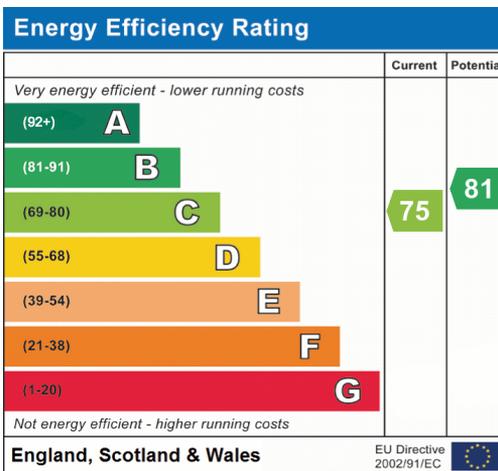
Reduced headroom
 2 ft²
 0.2 m²

(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.

GIRAFFE360



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