



## Archer Road, Ely, Cardiff. CF5 4FT

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN - LIVING & DINING ROOM
- UTILITY/UNDERSTAIR STORAGE CUPBOARD
- FAMILY BATHROOM
- PRIVATE DRIVEWAY TO FRONT
- LARGE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £170,000 to £180,000 \*\*\* NO CHAIN!!! \*\*\*

3-BED SEMI-DETACHED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOM - UTILITY/UNDERSTAIR STORAGE CUPBOARD - KITCHEN - UPSTAIRS FAMILY BATHROOM - PRIVATE DRIVEWAY TO FRONT - LARGE & ENCLOSED REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS - GAS C/H Powered by a MAIN 30HE Combi-Boiler. TENURE: FREEHOLD.

EPC RATING = D. COUNCIL TAX BAND = C.

EARLY VIEWING 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

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### **Entrance Hall - 9' 5" x 6' 11" (2.87m x 2.11m)**

Laminate flooring, under stairs storage. Doors leading to utility room and dining room.

### **Utility & Storage Room - 6' 11" x 5' 0" (2.11m x 1.52m)**

uPVC D/g window to side, space for tumble-dryer, PowerPoints & lighting.

### **Living Room & Dining Room - OPEN-PLAN - 23' 5" x 12' 1" (7.14m x 3.68m)**

Laminate wood flooring, uPVC D/g window to front, 2x radiators, uPVC D/g patio sliding doors to rear garden, Door to kitchen.

### **Kitchen - 9' 9" x 6' 9" (2.97m x 2.06m)**

Matching wall and base units, work surfaces over, sink & drainer with mixer tap, uPVC D/g window to rear, electric oven & 4 ring gas hob, plumbed for washing machine, tiled walls, uPVC half-glazed & obscured D/g door leading to rear garden.

### **1st Floor Landing - 6' 7" x 3' 11" (2.01m x 1.19m)**

Fitted carpet, uPVC D/g window to side, Hatch to Loft, Doors to Bedrooms 1, 2, 3 & Family Bathroom.

### **Bedroom 1 - 13' 4" x 10' 3" (4.06m x 3.12m)**

Carpet, uPVC D/g window to rear, radiator, fitted wardrobes, MAIN 30 HE Combi-Boiler housed in wardrobe.

### **Bedroom 2 - 10' 9" x 9' 6" (3.28m x 2.90m)**

Vinyl flooring, uPVC D/g window to front, radiator, 2x cupboards to recesses.

### **Bedroom 3 - 9' 11" x 6' 11" (3.02m x 2.11m)**

Carpet, uPVC D/g window to front, radiator.

### **Family Bathroom - 6' 11" x 6' 1" (2.11m x 1.85m)**

Panel bath with mixer tap & attached shower, pedestal wash hand basin, close-coupled W.c, radiator, fully tiled walls, uPVC obscured D/g window to front.

### **Outside Front - Access into Rear Garden via Lockable Gate.**

### **Private Driveway to Front**

### **Rear Garden - Large & Enclosed Patio & Laid Lawn**



## MATERIAL INFORMATION

**Council Tax:** Band C

**Council Tax:** Rate £1,712.00

**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:** Level access.

**EPC Rating:** D (66)

**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

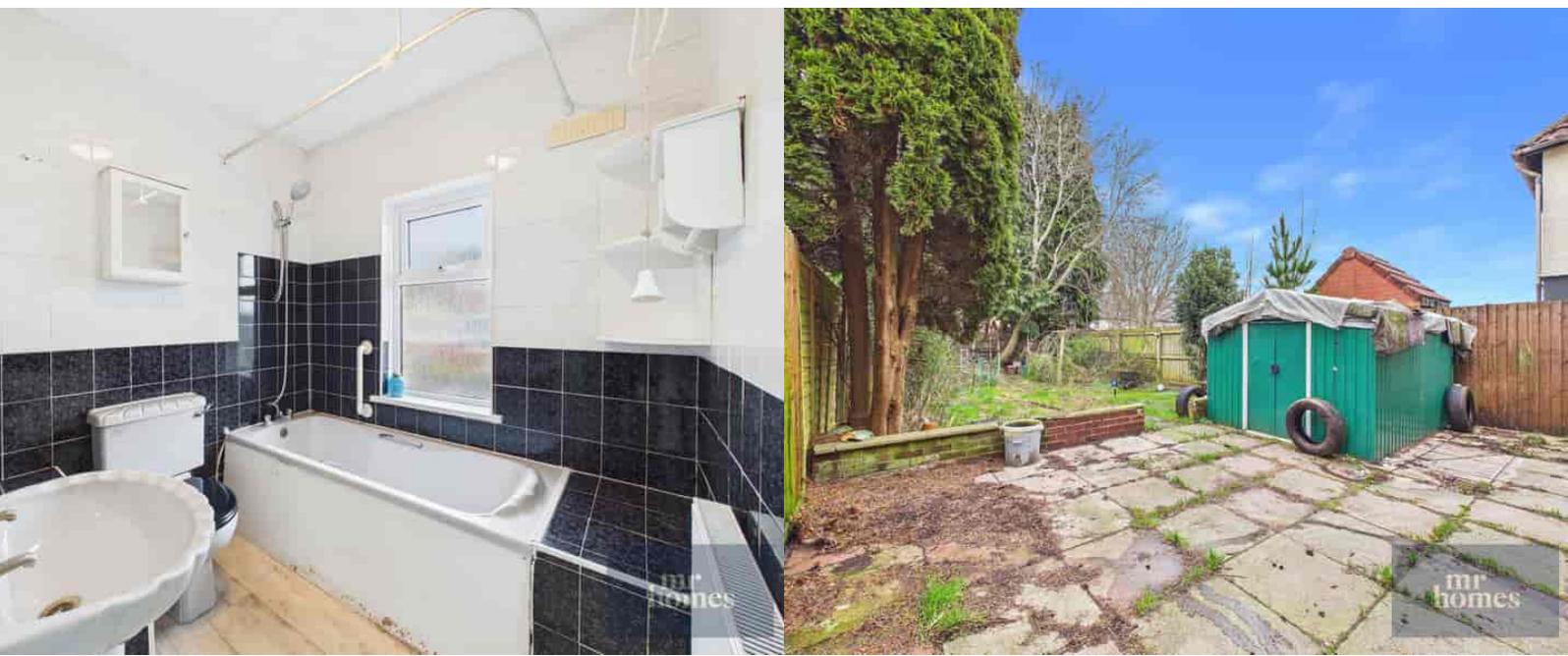
Basic - 15 Mbps

Superfast - 299 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin



# FLOORPLAN & EPC

