



## Grand Avenue, Ely, Cardiff. CF5 4HX

- GUIDE PRICE: £250,000 to £260,000
- 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

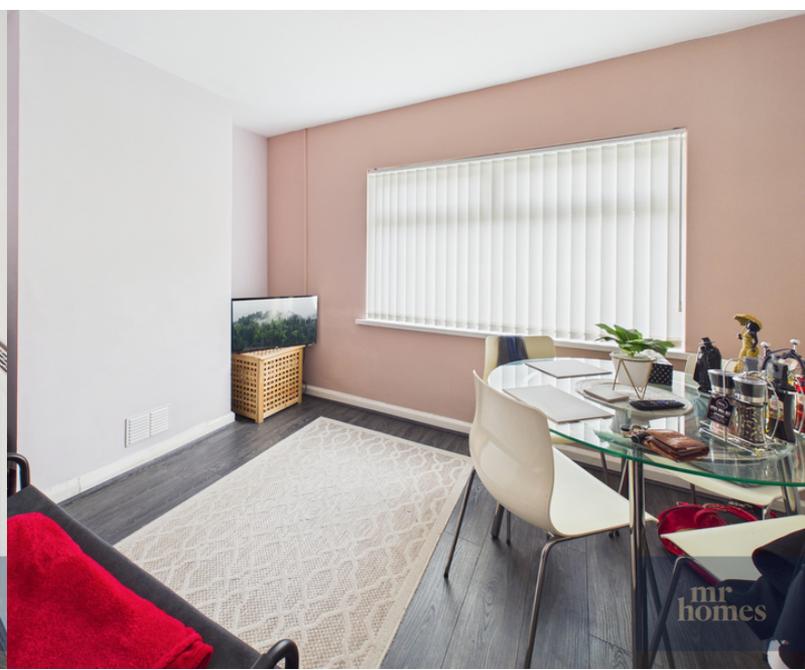
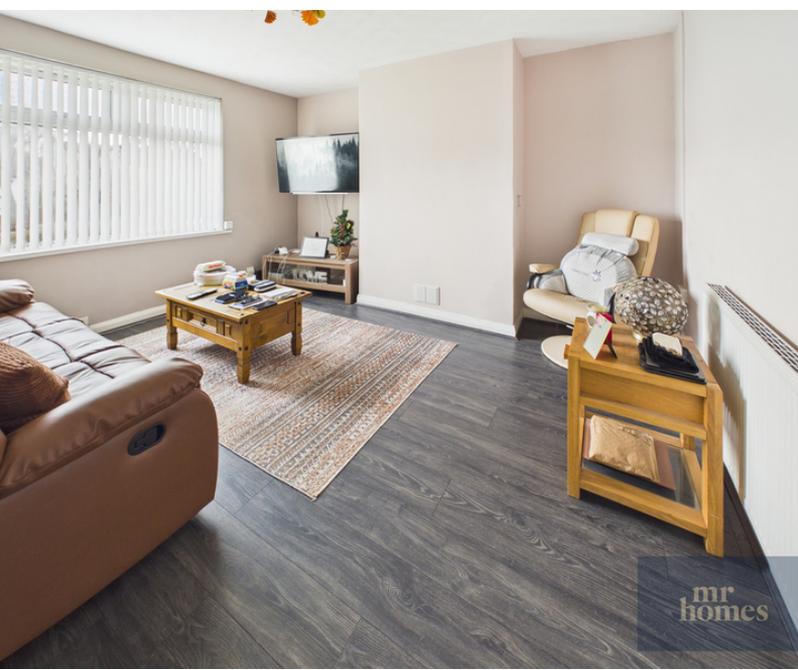
\*\*\* Guide Price: £250,000 to £260,000 \*\*\* A VERY WELL PRESENTED, LARGE 'DUTCH-STYLE' 3-BED SEMI-DETACHED FAMILY HOME OCCUPYING A VERY LARGE CORNER PLOT - ENCLOSED FRONT & SIDE GARDENS - A VERY LARGE & ENCLOSED REAR GARDEN WITH OFF-ROAD PARKING FACILITY AT THE REAR OF THE GARDEN (NB: A GARAGE WAS 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](http://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:** Wet room.

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**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

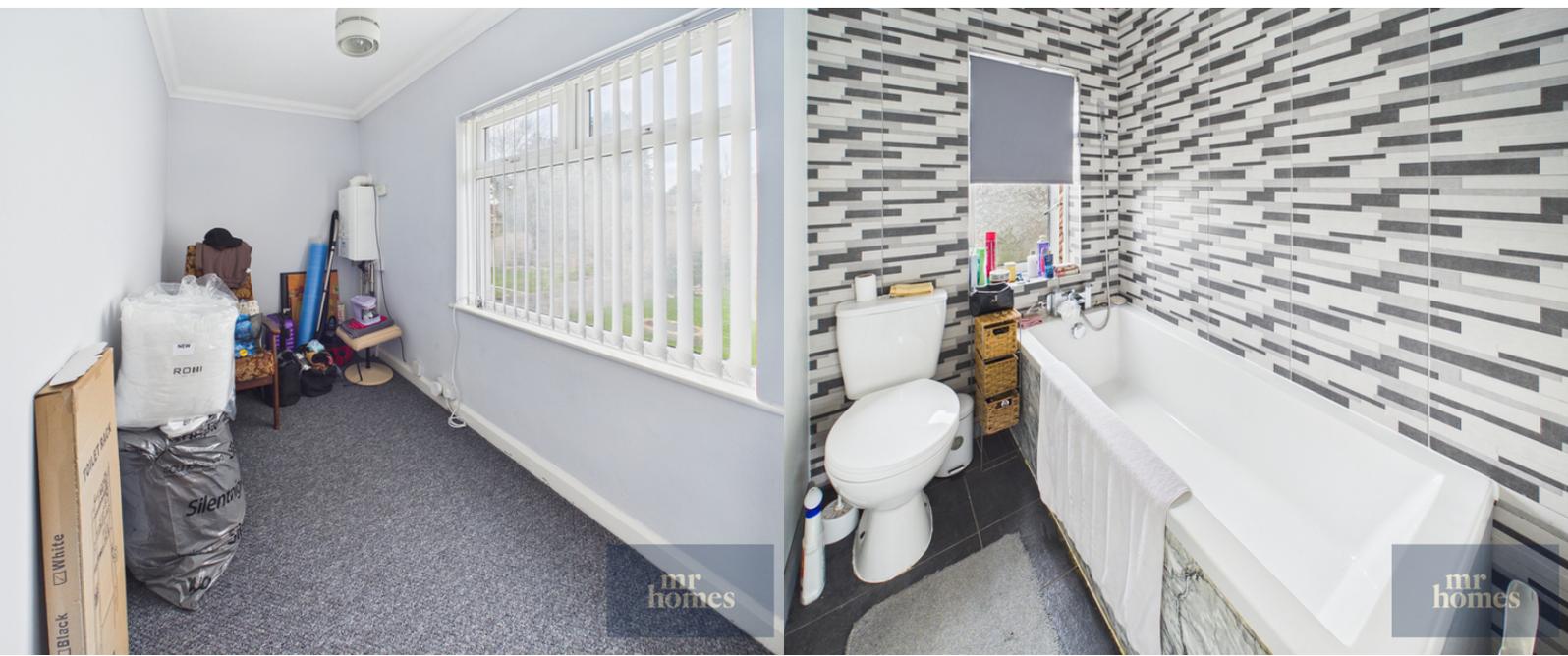
Basic - 16 Mbps

Superfast - 80 Mbps

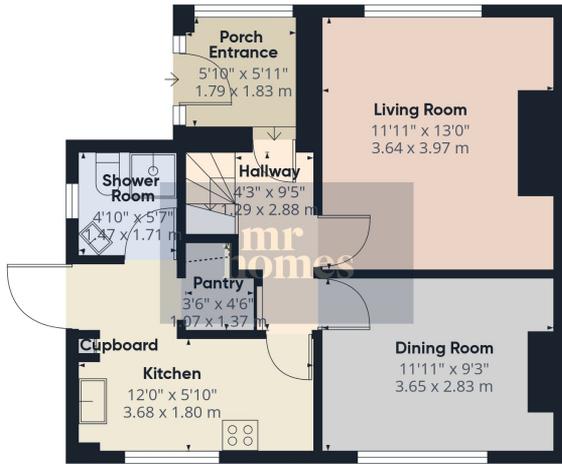
Ultrafast - 1800 Mbps

Satellite/Fibre TV Availability

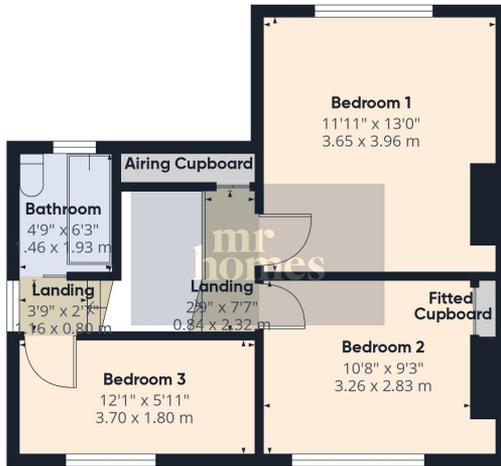
BT - Sky - Virgin



# FLOORPLAN & EPC



Ground Floor



1st Floor



**Approximate total area<sup>m</sup>**  
 897 ft<sup>2</sup>  
 83.4 m<sup>2</sup>

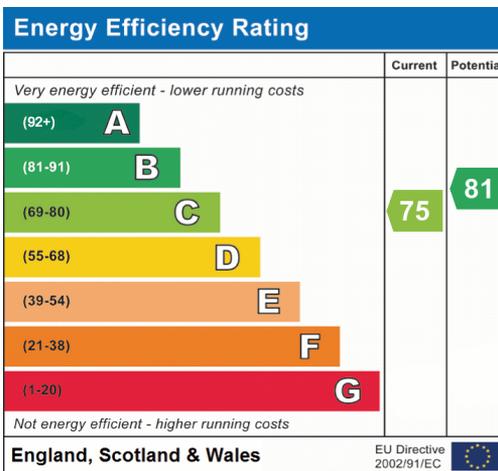
**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(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.

GIRAFFE360



Mr Homes Cardiff  
 Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD  
 02920 204555  
 info@mr-homes.co.uk