

FOR SALE

Guide Price £200,000 - £210,000 Freehold



## 60 Archer Road, Ely, Cardiff. CF5 4FS

- FREEHOLD
- NEWLY RENOVATED
- NEWLY FITTED BATHROOM
- uPVC DOUBLE GLAZING
- NORTHEAST-FACING REAR GARDEN
- HARDSTANDING/PARKING
- 3 BEDROOMS
- NEWLY FITTED KITCHEN
- GAS CENTRAL HEATING
- POPULAR LOCATION



## PROPERTY DESCRIPTION

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Welcome to this beautifully newly renovated 3 bedroom semi-detached house, perfectly positioned in the highly sought-after location of Ely. Combining modern comfort with charming character, this property is ideal for families, first-time buyers, or anyone looking to settle in a vibrant and friendly community. With spacious living areas, contemporary finishes, and practical features, this home offers everything you need for comfortable everyday living.

Step inside to discover two generously sized reception rooms bathed in natural light, providing versatile space for relaxing, entertaining, or creating a family hub. The recently fitted kitchen is a standout feature, boasting sleek units, ample work surfaces, and integrated appliances, ensuring meal preparation is both enjoyable and efficient. Whether you're cooking for loved ones or hosting guests, this modern kitchen will inspire your culinary creativity.

The property benefits from three well-proportioned bedrooms, each designed with comfort in mind. The newly fitted bathroom complements the home perfectly, showcasing contemporary fixtures and stylish tiling to create a fresh and inviting space for your daily routine. Additional practical features include uPVC double glazing throughout, enhancing energy efficiency while maintaining a peaceful indoor environment, and gas central heating that guarantees warmth during the cooler months.

One of the highlights of this home is the northeast-facing rear garden, a private and tranquil outdoor space where you can enjoy morning sunshine or unwind after a long day. The garden provides the perfect spot for outdoor dining, gardening, or simply relaxing with family and friends. To the front, you will find convenient hardstanding parking, offering off-road space for vehicles directly outside the property.



## ROOM DESCRIPTIONS

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### Outside Front

side access to rear garden

### Parking

Hardstand to the Front for parking for two cars

### Entrance Hallway

4' 2" x 12' 10" (1.27m x 3.91m) Entered via uPVC D/g door, laminate flooring, single panel radiator, coving to ceiling, understairs storage cupboard with light and housing Combi-Boiler.

### Living Room

11' 11" x 9' 4" (3.63m x 2.84m) Laminate flooring, uPVC D/g window to rear, single panel radiator, coving to ceiling, Door to Kitchen and back to Hallway.

### Dining Room

11' 11" x 13' 5" (3.63m x 4.09m) Open Plan to Kitchen Laminate flooring, uPVC D/g window to front, single panel radiator, coving to ceiling. Door to Hallway.

### Kitchen

06' 10" x 10' 0" (2.08m x 3.05m) uPVC D/g window to rear new fitted kitchen matching wall and base units with complimentary work surfaces over and splash backs, sink and half bowel with mixer tap, fitted extractor hood over integrated four ring gas hob, Integral electric oven. uPVC D/g french doors to rear garden.

### Landing

4' 0" x 6' 4" (1.22m x 1.93m) Newley fitted carpet, coving to ceiling, uPVC D/g window to side, hatch to loft .

### Bedroom 1

Fitted carpet, uPVC D/g window to rear, single panel radiator, fitted cupboard, window to front.

### Bedroom 2

11' 10" x 9' 5" (3.61m x 2.87m) Fitted carpet, uPVC D/g window to front, single panel radiator, window to rear.

### Bedroom 3

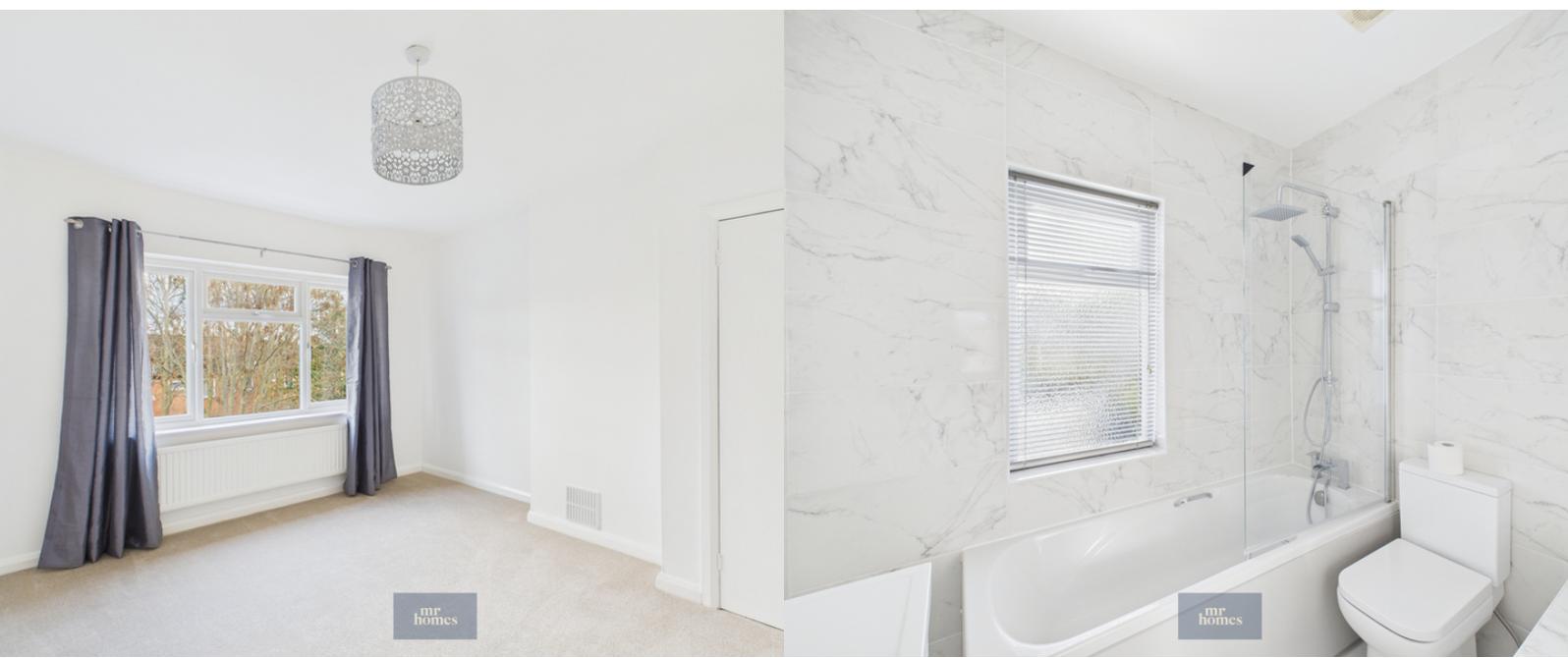
6' 11" x 10' 0" (2.11m x 3.05m) Fitted carpet, uPVC D/g window to rear, single panel radiator..

### Bathroom

6' 10" x 6' 1" (2.08m x 1.85m) Newly renovated bathroom to a high standard, fully tiled walls and floor, new bath with dual rainfall shower, shower screen, vanity sink unit and low level w.c. chrome towel radiator

### Outside Rear

Fully enclosed rear garden, garden shed to bottom of garden - patio to top tear laid slabs, 3 Tiered ( 2 Tiers are lawned)



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**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

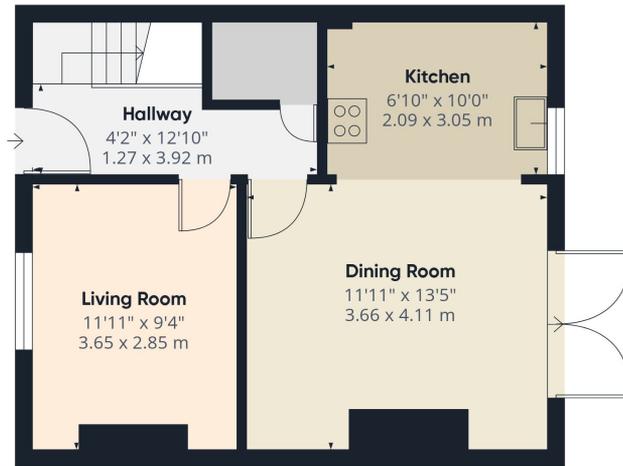
Please see Ofcom coverage checkers

### Construction Type

Standard



# FLOORPLAN & EPC



Floor 0



Floor 1

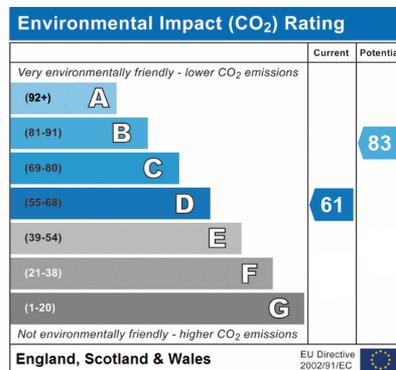
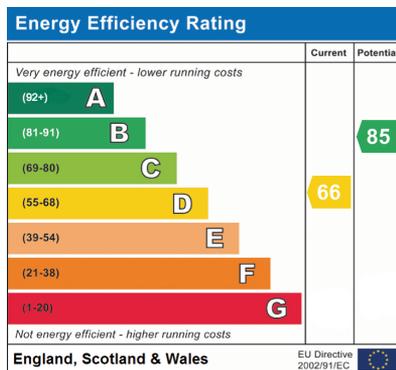


**Approximate total area<sup>m</sup>**  
828 ft<sup>2</sup>  
76.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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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