

FOR SALE

£229,950 to £239,950 £229,950 Freehold



76 Highmead Road, Ely, Cardiff. CF5 4GX

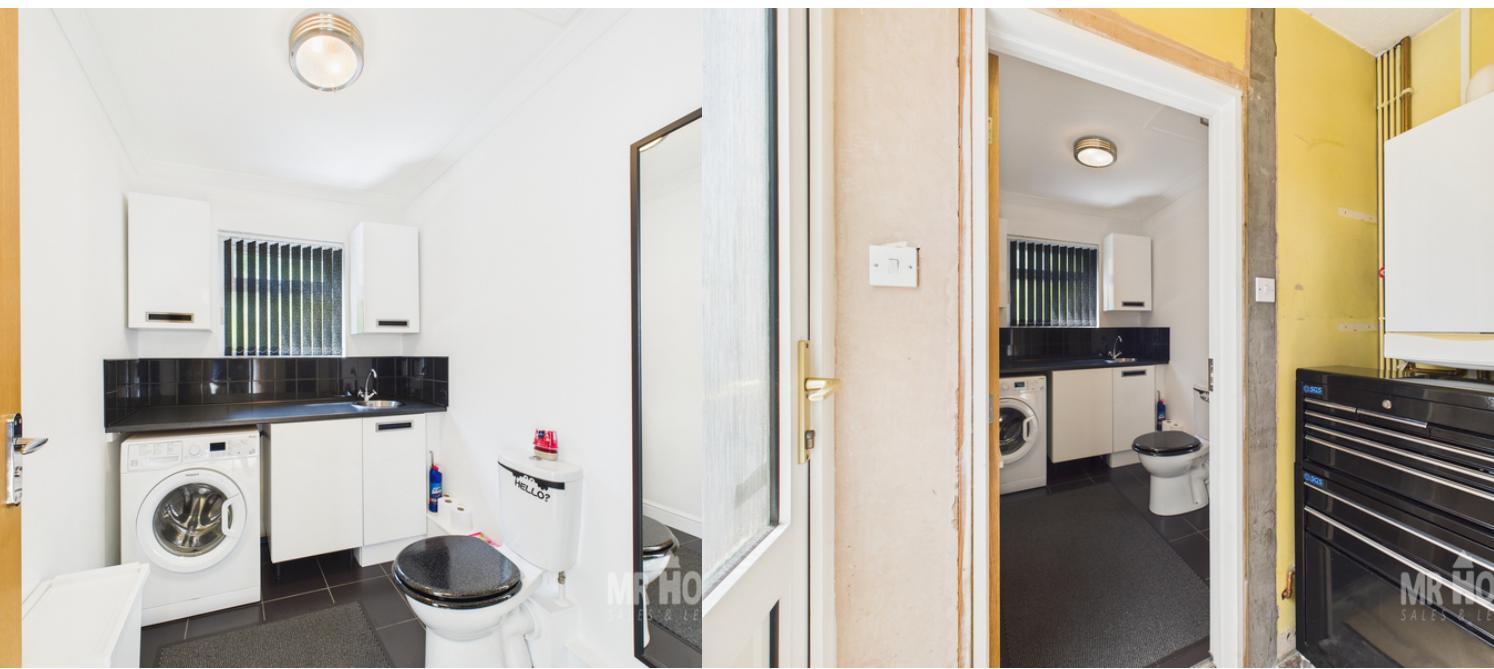
- GUIDE PRICE: £229,950 to £239,950 ~ NO CHAIN
~ EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- RE-FITTED UTILITY ROOM / DOWNSTAIRS W.C
- 3x BEDROOMS to the FIRST FLOOR
- UPSTAIRS SHOWER ROOM
- LARGE PRIVATE DRIVEWAY
- VERY LARGE & ENCLOSED REAR GARDEN (CURRENTLY OVERGROWN)
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** Guide Price: £229,950 to £239,950 *** ~ NO CHAIN ~ EXTENDED 3-BED SEMI-DETACHED FAMILY HOME - CONVENIENTLY SET BACK OFF THE OVAL GREEN AT THE TOP OF HIGHMEAD ROAD - THE PROPERTY REQUIRES SOME REDECORATION TO THE 1st FLOOR LANDING, BEDROOM 3 & UPSTAIRS SHOWER ROOM - THIS PROPERTY WILL BE A LOVELY FAMILY HOME - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Extended 3-Bedroom Family Home, comprising in brief; Inviting Entrance Hallway, Living Room Open-Plan to the Dining Room, Kitchen, Rear Lobby, Extended Utility Room & Downstairs W.c which has been Re-Fitted, Staircase to the 1st Floor Landing, Hatch Access to Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a Shower Room. To the Front is a Large Private Driveway which holds Multiple Vehicles, Double Side Gates Access the Side Enclosure and Leads to the Very Large & Enclosed Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Main 30kW HE Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link >

<https://tour.giraffe360.com/highmeadroad76ap> EPC Rating = D...Council Tax Band = B. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. *** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Entered Via uPVC Obscure D/g Door With A Rose Design, Quarry Tile Flooring, Double Panel Radiator, Base Cupboard Housing Electric Meter And RCD Consumer Unit, Wall Mounted Alarm Panel, Plastered Walls And Textured Ceiling, Coving To Ceiling, Solid Oak Door To Dining Room, Door To Kitchen, Staircase To First Floor Landing.

Dining Room

Laminate Flooring, uPVC D/g Bay Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Open-Plan To Living Room.

Open-Plan Living Room

Laminate Flooring Continued From Dining Room, Living Flame Gas Feature Fireplace, uPVC D/g French Patio Doors To Rear Garden, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Single Panel Radiator.

Kitchen

Tiled Flooring,, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Composite Sink With Quarter Bowl And Drainer With Mixer Tap Over, uPVC D/g Window To Side And To Rear, Single Panel Radiator, Zanussi Electric Oven & 4x Ring Induction Hob, Space For Tall Fridge Freezer, All Walls Are Tiled Up To Half Height And Remaining Walls Are Plastered With A Textured Ceiling, Doorway To Rear Lobby.

Rear Lobby

Housing A Main Combi 30 he Combi-Boiler, Oak Door To Extended Utility Room/Downstairs W.c. uPVC Half Glazed Obscure D/g Door To Rear Garden.

Extended Utility Room/Downstairs W.c.

Tiled Floor, Matching Wall And Base Unit Work Surface Over, Tile Splashback, Circular Stainless Steel Sink With Mixer Tap Over, Close Coupled W.c., Ladder/Towel Radiator, Plumbed For Washing Machine, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Hatch To Loft Space.

Staircase/First Floor Landing

Stripped Wooden Floorboard Staircase, Fitted Carpet To First Floor Landing, uPVC D/g Window To Side, 1 Wall Stripped Back To Brick For Decoration, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Shower Room, Enlarged Hatch To Insulated And Boarded Loft With Fold-Down Wooden Ladder And Loft Light.

Bedroom 1

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, 4 x Mirrored Sliding Doors To Fitted Wardrobes.

Bedroom 2

Stripped Floorboards, uPVC D/g Window To Rear, Pipework For Radiator Present, 2 Walls Are Stripped Back To Brick For Decoration.

Bedroom 3



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (60)

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

4G excellent data and voice, 5G great





MR HOMES

Approximate total area⁽¹⁾92.1 m²85.7 m²

Reduced headroom

2 m²0.2 m²

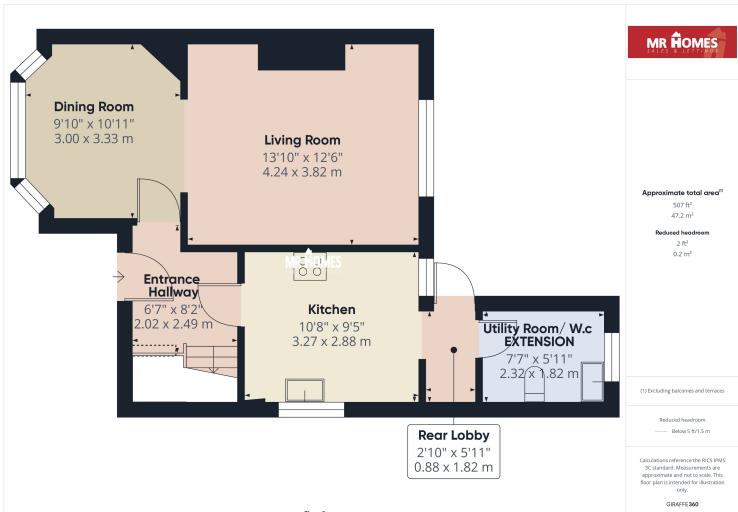
(1) Excluding balconies and terraces

Reduced headroom

Below 2.10-2.50 m

Calculations reference the RICS PMB 3C Standard Measurements are approximate measurements. This floor plan is intended for illustration only.

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MR HOMES

Approximate total area⁽¹⁾50.7 m²47.2 m²

Reduced headroom

2 m²0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 2.10-2.50 m

Calculations reference the RICS PMB 3C Standard Measurements are approximate measurements. This floor plan is intended for illustration only.

GIRAFFE 360

