

**FOR SALE**

Guide Price £269,950 to £279,950 Freehold



## 28 Aintree Drive, Lower Ely, Cardiff. CF5 5BD

- \*\*\* NO CHAIN \*\*\* 3/4 BED SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- SPACIOUS LIVING ROOM & FITTED KITCHEN
- 2nd RECEPTION ROOM (CAN BE USED AS A 4th BEDROOM)
- UTILITY ROOM & DOWNSTAIRS W.C
- MODERN FAMILY BATH & SHOWER ROOM
- ATTIC ROOM
- PRIVATE DOUBLE DRIVEWAY
- SOUTH-WEST FACING REAR GARDEN
- TENURE: FREEHOLD



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## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price: £269,950 to £279,950 - A SPACIOUS 3/4-BEDROOM SEMI-DETACHED FAMILY HOME - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer FOR SALE this well-presented and versatile property, situated in a highly sought-after residential location, offering spacious accommodation throughout. The ground floor comprises a bright and generous living room, a modern fitted kitchen, and a second reception room that can comfortably serve as a fourth bedroom, home office, or playroom. Additional features include a separate utility room and a downstairs W.c. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom with both bath and separate shower. The property also benefits from an attic room, offering additional storage or flexible use. Externally, the home boasts a private double driveway to the front, while the SOUTH-WEST facing rear garden provides an ideal setting for relaxation and outdoor entertaining.

Additional Property Information:

EARLY VIEWING IS VERY HIGHLY RECOMMENDED

360° VR Tour: <https://tour.giraffe360.com/aintreedrive28ap>

EPC Rating = D

Council Tax Band C

Services:

Mains electricity

Mains water & sewage

Connected to mains drains

Broadband available

Mobile network coverage in the area

Prime Location:

The property is perfectly positioned close to a wide range of local amenities, well-regarded schools, parks, and excellent transport links.

Arrange Your Viewing

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## ROOM DESCRIPTIONS

### Entrance Porch

Entered Via uPVC Obscure D/g Door With Matching Obscure D/g Pane To Side, Laminate Floor, uPVC Obscure D/g Window To Front, Plastered Walls And Textured Ceiling, Coving To Ceiling, Door To Living Room.

### Living Room

Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator With Radiator Cover, Door To Understair Storage Cupboard, Gas Feature Fireplace, Hive Smart Thermostat Control, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Staircase To First Floor Landing, Door To Kitchen.

### Kitchen

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashback, Composite Sink And Quarter Bowl With Drainer And Mixer Hose Tap, 4 Ring Gas Hob With Extractor Hood Over, Hotpoint Electric Fan Assisted Oven, Integrated Fridge/Freezer, Carousel/Larder To Corner Base Unit, uPVC D/g Window To Rear, uPVC Half Glazed & Obscure D/g Door To Rear Garden, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To 2nd Reception Room/Bedroom 4.

### 2nd Reception Room/Bedroom 4

In Extended Side Of Property, Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator, Picture/Dado Rail, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Door To Cloakroom/Downstairs W.c./Utility Room.

### Cloakroom/Downstairs W.c./Utility Room

Laminate Floor, Close Coupled W.c., uPVC D/g Window To Rear, uPVC Obscured D/g Window To Rear (W.c. Side), Double Panel Radiator, Houses Tumble Dryer With Fixed Shelving Above, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

### Staircase/First Floor Landing

Fitted Carpet To Staircase And First Floor Landing, Plastered Walls And Papered Ceiling, Coving To Ceiling, 2nd Staircase To Attic Room, Door To Overstair Large Airing Cupboard With Fixed Slat Shelving.

### Master Bedroom

In Extended Side Of Property, Laminate Floor, uPVC D/g Window To Front And Rear, Single Panel Radiator, Fitted Wardrobes With 3 x Mirror Sliding Doors, Plastered Walls And Plastered Ceiling, Hatch To Small Loft Space.

### Bedroom 2

Laminate Floor, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling.

### Bedroom 3

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

### Family Bath/Shower Room

Vinyl Floor, Corner Bath Unit With Chrome Mixer Tap Over And Attached Shower Head, Walk-In Double Shower Cubicle With Mixer Shower And Dual Rainfall And Handheld Shower Heads, Wash Hand Basin With Chrome Mixer Tap Set In A Vanity Cupboard, Chrome Ladder/Towel Radiator, Tiled Splashback Around Corner Bath, Shower And Wash Hand Basin, uPVC Obscure D/g Window To Side, Wall Mounted Electric Extractor Fan, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

### 2nd Staircase/Attic Room

Fitted Carpet On Staircase To Attic Room

### Attic Room

Fitted Carpet, Velux D/g Window To Rear, Power Points And Lighting, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Door To Storage Cupboard Housing Baxi Duo-Tec 28HE A Combi Boiler.

### Front Garden

Attractive Front Garden, Enclosed.

### Driveway

Double Driveway To Front/Side.

### Rear Garden - SOUTH WEST FACING

Attractive Rear Garden, Enclosed, South West Facing, Natural Stone Patio With Patio Sun Terrace, Laid To Lawn With Brick Flowerbed Borders, Mature Evergreen Tree To Rear Corner, Pergola With Roof Covering On Raised Decking Area, Outside Tap, Outside Power Points.



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**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:** None.

**Accessibility Types:** Level access.

**EPC Rating:** D (65)

**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

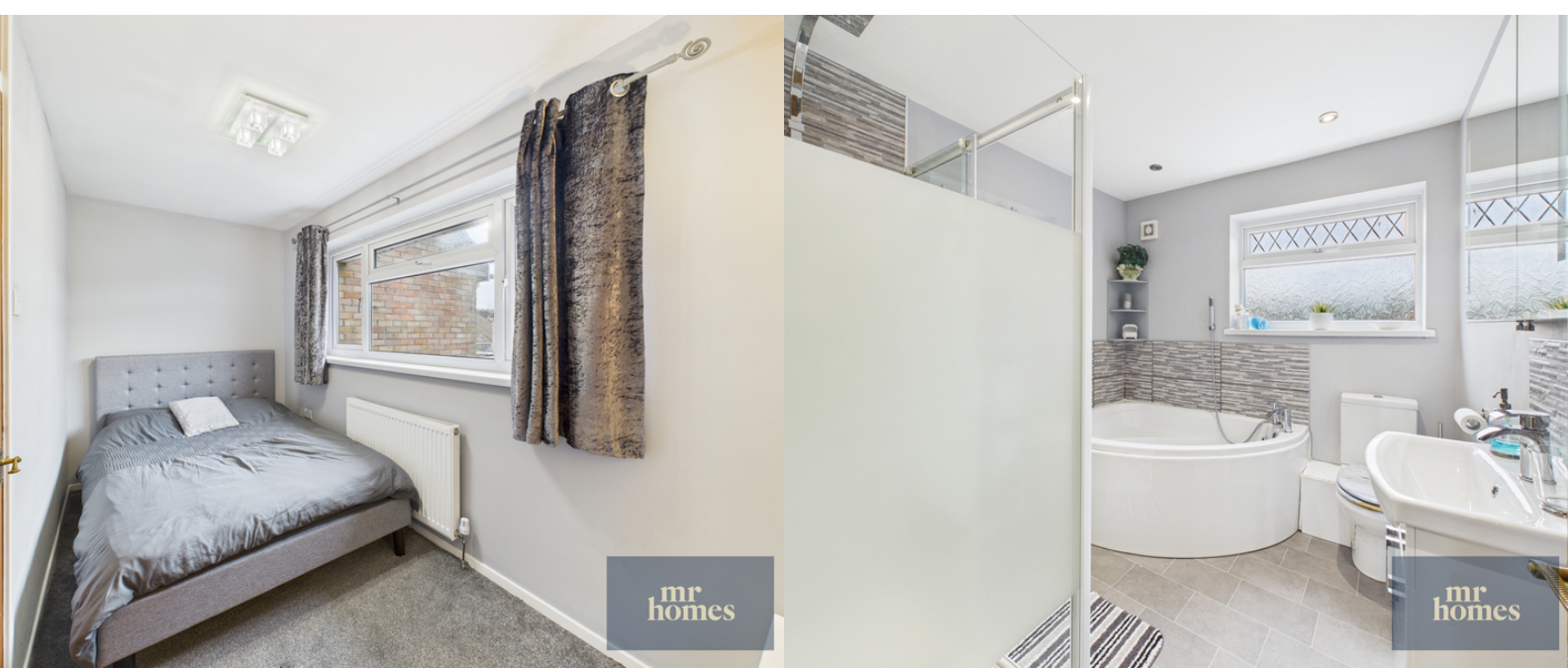
**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

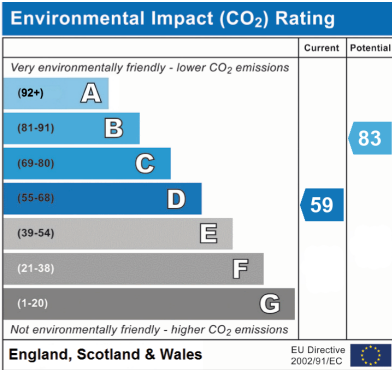
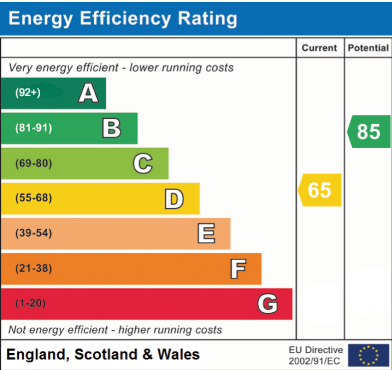
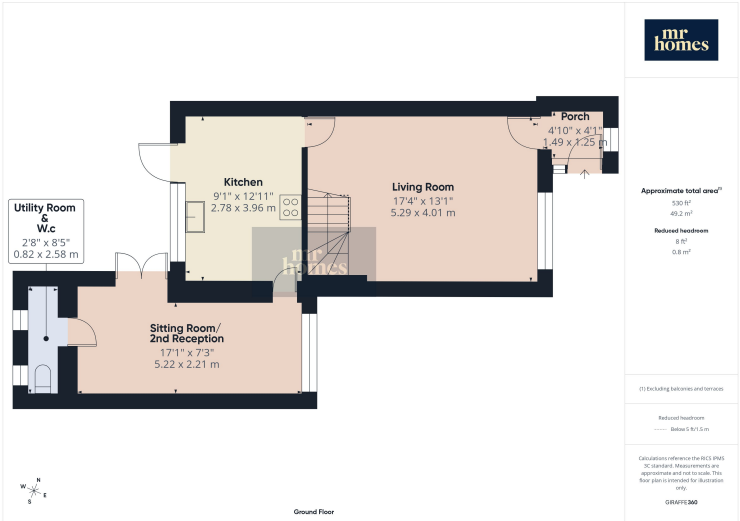
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





FLOORPLAN & EPC



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