

02920 204 555

Homes House  
253 Cowbridge Road West,  
Cardiff, CF5 5TD  
Email: SALES@mr-homes.co.uk  
www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



**MR HOMES**  
SALES & LETTINGS



Addison Crescent,  
Ely, Cardiff  
CF5 4LX

Guide Price £140,000 to £150,000  
Freehold

# Addison Crescent Ely, Cardiff, CF5 4LX

## Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- VERY WELL-PRESENTED PROPERTY
- 2x DOUBLE BEDROOMS
- SPACIOUS LOUNGE with BAY WINDOW
- BRAND NEW KITCHEN UNIT
- OUTSIDE W.C
- RE-FITTED & MODERN BATHROOM SUITE
- ENCLOSED REAR GARDENS
- PRIVATE DRIVEWAY to FRONT
- FREEHOLD



NO CHAIN!!!

MOVE STRAIGHT INTO THIS MODERNISED 2x DOUBLE BEDROOM STARTER HOME - LARGE & ENCLOSED REAR GARDEN - PRIVATE GATED DRIVEWAY – FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 2-Bedroom Family Starter Home, comprising in brief; Entrance Hall, Spacious Lounge, Brand New Re-Fitted Kitchen Unit, Large Understair Storage Cupboard, Staircase to the 1st Floor Landing, Bedrooms 1, 2 & a Re-Fitted & Modern Bathroom Suite. Private Gated Driveway to Front & an Enclosed Rear Garden. Door to Outside Integral W.C. Further Benefits of this Property are: uPVC Double Glazing Windows & Gas Central Heating powered by a Vaillant Combi-Boiler.

**EPC Rating = Awaiting Assessment...**  
**Council Tax Band = B.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**



**Entrance Hallway**

4' 4" x 3' 5" (1.32m x 1.04m)

**Lounge**

14' 10" x 12' 5" (4.52m x 3.78m)

**Kitchen**

12' 6" x 6' 0" (3.81m x 1.83m)

**1st Floor Landing**

3' 8" x 3' 0" (1.12m x 0.91m)

**Bedroom 1 with Fitted Wardrobe**

12' 7" to front of fitted wardrobe x 9' 2" (3.83m x 2.79m)

**Bedroom 2 with Airing Cupboard**

10' 0" x 9' 7" (3.05m x 2.92m)

Airing Cupboard housing Vaillant Combi-Boiler

**Family Bathroom**

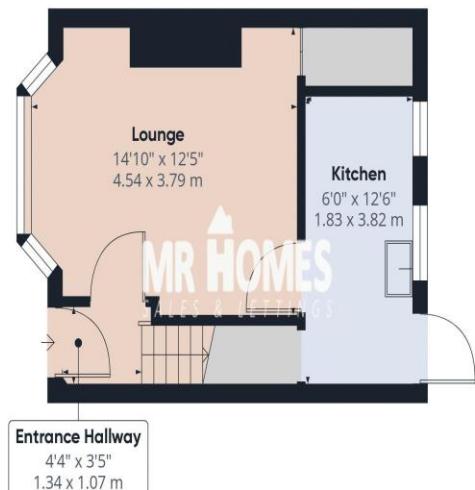
5' 7" x 5' 6" (1.70m x 1.68m)

**Outside Front - Low-Maintenance****Private Driveway to Front - Gated****Enclosed Rear Garden - Large in Size**

Door to Outside Integral W.c



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

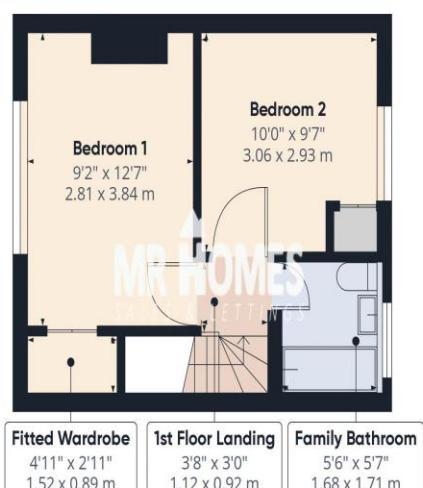


Floor 0



Approximate total area<sup>(1)</sup>

576.89 ft<sup>2</sup>  
53.59 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD