

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



Cambria Road,
Ely, Cardiff
CF5 4PE

Guide Price £169,950 to £179,950
Freehold

Cambria Road Ely, Cardiff, CF5 4PE

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- KITCHEN/DINER
- UTILITY CUPBOARD
- MODERN BATHROOM SUITE
- PRIVATE DRIVEWAY
- LARGE SOUTH-EAST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



**NO CHAIN!!!
MOVE STRAIGHT INTO THIS 3-BEDROOM
SEMI-DETACHED FAMILY HOME
SPACIOUS LOUNGE
KITCHEN/DINER
UTILITY CUPBOARD
MODERN BATHROOM SUITE
PRIVATE DRIVEWAY
SOUTH-EAST FACING LARGE REAR
GARDEN
FREEHOLD.**



MR HOMES are very pleased to Offer **FOR SALE** with No Ongoing Chain this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hall, Lounge, Kitchen/Diner, Utility Cupboard, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is Laid to Lawn, Private Driveway to Front and a Lockable Side Gate Accessing the South-East Facing Large Rear Garden. Further Benefits of this Property; uPVC Double Glazing Windows & Gas Central Heating Powered by a Ferroli Modena 27C HE A Rated Combi-Boiler.

EPC Rating = Awaiting assessment...

Council Tax Band = B.

WWW.MR-HOMES.CO.UK

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



Entrance Hallway

3' 6" x 3' 1" (1.07m x 0.94m)

Lounge

16' 10" max x 12' 9" (5.13m x 3.88m)

Kitchen/Diner

13' 10" x 9' 4" (4.21m x 2.84m)

Utility Cupboard

10' 5" x 2' 9" (3.17m x 0.84m)

1st Floor Landing

7' 11" x 4' 5" (2.41m x 1.35m)

Bedroom 1

12' 9" x 10' 2" (3.88m x 3.10m)

Bedroom 2

9' 8" x 9' 4" (2.94m x 2.84m)

Bedroom 3

9' 7" x 6' 8" (2.92m x 2.03m)

Family Bathroom

6' 11" x 4' 4" (2.11m x 1.32m)

Front Garden & Lockable Side Gate Access to Rear Garden

Private Driveway

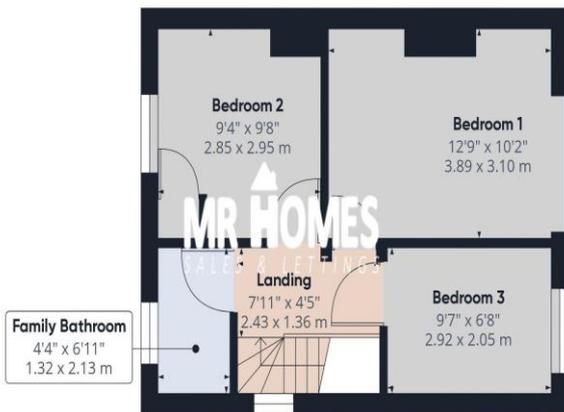
Rear Garden - Two-Tiered - Patio to Laid Lawn



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



Floor 1



Approximate total area⁽¹⁾

728.7 ft²
67.7 m²

Reduced headroom

5.27 ft²
0.49 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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