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MR HOMES
SALES & LETTINGS



St Davids Crescent,
Ely, Cardiff
CF5 4GP

Guide Price £190,000 to £200,000
Freehold

St Davids Crescent, Ely, Cardiff. CF5 4GP.

- NO CHAIN
- 3-BED SEMI-DETACHED FAMILY HOME
- 2 SEPARATE RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS SHOWER ROOM (DISABILITY USE)
- UPSTAIRS FAMILY BATHROOM
- PRIVATE DRIVEWAY
- LARGE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



*** NO CHAIN ***

3-BED SEMI-DETACHED FAMILY HOME - 2x SEPARATE RECEPTION ROOMS - DOWNSTAIRS SHOWER ROOM (DISABILITY USE) - UPSTAIRS FAMILY BATHROOM - PRIVATE DRIVEWAY - LARGE REAR GARDEN - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Inviting Entrance Hallway, Reception Room 1, Reception Room 2, Kitchen, Outhouse/Storage Room, Downstairs Shower Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom. The Outside Front is Low-Maintenance and has a Private Driveway, The Large Rear Garden has a Patio/Terrace is Mainly Laid to Lawn. The Property Further Benefits from having uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 24 kW Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED

360 VR Tour Link > <https://tour.giraffe360.com/stdavidscrest33ap/>

EPC Rating = D.
Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Entrance Hallway

14' 4" x 7' 3" (4.37m x 2.21m)

Reception Room 1

12' 11" x 12' 7" (3.93m x 3.83m)

Reception Room 2

11' 9" x 10' 5" (3.58m x 3.17m)

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m)

Outhouse/Storage

7' 5" x 6' 0" (2.26m x 1.83m)

Shower Room

8' 3" x 5' 6" (2.51m x 1.68m)

1st Floor Landing

14' 6" x 2' 10" (4.42m x 0.86m)

Bedroom 1

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom 2

11' 0" x 8' 11" (3.35m x 2.72m)

Bedroom 3

8' 11" x 8' 5" (2.72m x 2.56m)

Family Bathroom

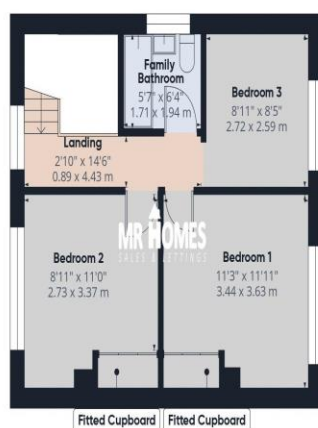
6' 4" x 5' 7" (1.93m x 1.70m)

Outside Front - Lawn Border**Private Driveway****Large Rear Garden**

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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

970 ft²
90 m²

Balconies and terraces

115 ft²
10.7 m²

Reduced headroom

22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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