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**MR HOMES**  
SALES & LETTINGS



Highbury Road  
Ely, Cardiff  
CF5 4LQ

Guide Price £217,000 to £222,000  
Freehold



# Highbury Road, Ely, Cardiff, CF5 4LQ

- OPEN PLAN LIVING SPACE
- MODERN KITCHEN
- HIGH-END APPLIANCES
- LUXURY 4-PIECE BATHROOM
- 3-BEDROOMS
- REAR GARDEN
- SIDE STORAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



**REFURBISHED 3-BEDROOM SEMI DETACHED - LIGHT & BRIGHT OPEN PLAN LIVING SPACE - MODERN KITCHEN with CENTRAL ISLAND and HIGH-END APPLIANCES - 4-PIECE LUXURY FAMILY BATHROOM SUITE - ENCLOSED REAR GARDEN - 17ft WALL MOUNTED PERGOLA with ROOF PANELS COVERING PATIO AREA - FREEHOLD**

**MR HOMES** are delighted to be representing out clients in bringing to market **FOR SALE** this fabulous 3-Bedroom Semi-Detached Family Home, comprising in brief: Entrance Hallway; Open Plan Living Room/Kitchen/Diner; Stairs rise to First Floor Landing with access to all 3 Bedrooms and Modern 4-Piece Family Bathroom. Landscaped and Enclosed Rear Garden. 21ft lean to side enclosure for storage and access. uPVC Double Glazing. Gas Central Heating powered by a Worcester Greenstart Junior 24i Combi Boiler.

**Tenure: Freehold**

**EPC Rating: D**

**Council Tax Band: B**

**Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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



## Outside Front

Pedestrian path accessed via metal gate; area of hardstanding laid to concrete to side; storm porch

## Entrance Hallway

6' 9" x 3' 6" (2.06m x 1.07m)

Accessed via uPVC front door with obscured leaded DG panel; laminate flooring; radiator; ring control panel; access to Living Room/Kitchen/Diner; stairs rising to First Floor

## Open Plan Living Room/Kitchen/Diner

24' 1" INTO BAY x 18' 4" MAX (7.34m x 5.58m)

Laminate flooring; 2 x double radiators; matching wall and base units with worktops over and tiled splash backs; Franke stainless steel sink with half bowl, draining board and hose type mixer tap; kitchen island housing integrated 5-ring gas hob with AEG extractor hood over; integrated Miele electric fan-assisted oven; space and plumbing for washing machine; space for tumble dryer; space for double door American-style fridge/freezer; bay window to front with uPVC DG and uPVC DG window to rear; uPVC French Doors provide access to Rear Garden

## First Floor Landing

7' 8" MAX x 2' 10" MIN (2.34m x 0.86m)

Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

## Bedroom 1

11' 10" x 10' 11" (3.60m x 3.32m)

Carpeted; radiator; uPVC DG window to front

## Bedroom 2

10' 3" MAX x 10' 1" MIN (3.12m x 3.07m)

Carpeted; radiator; storage cupboard housing gas central heating boiler: Worcester Greenstar Junior 24i Combi-Boiler; uPVC DG window to rear

## Bedroom 3

8' 4" x 7' 5" (2.54m x 2.26m)

Carpeted; radiator; uPVC DG window to Front

## Family Bathroom

5' 11" x 8' 1" INTO SHOWER (1.80m x 2.46m)

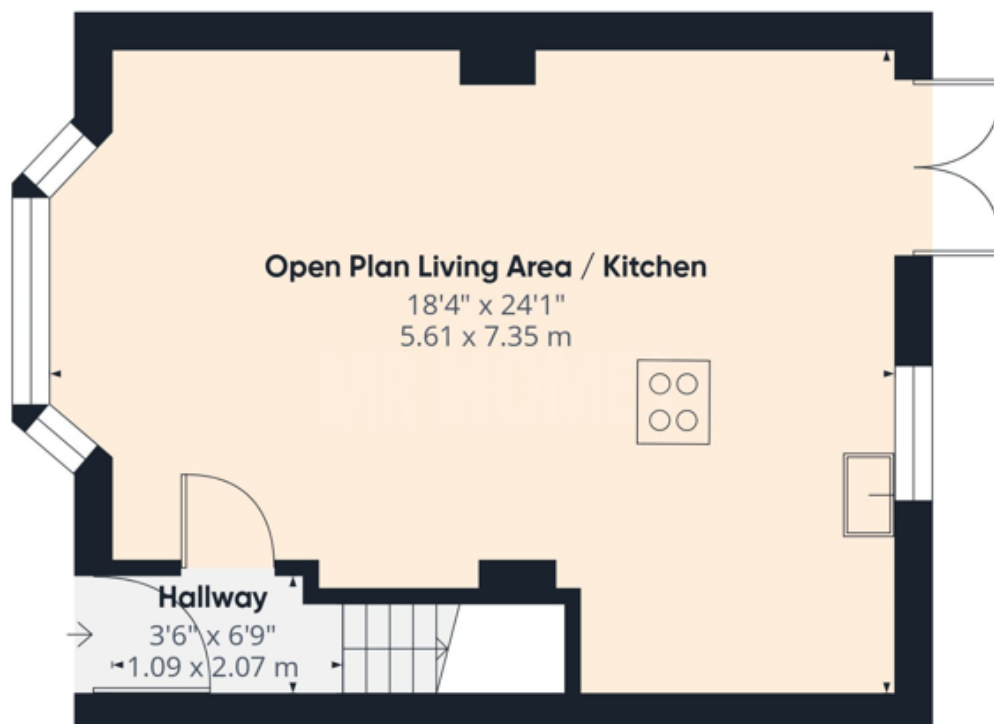
Tiled flooring; fully tiled walls; ladder-style radiator; matching white suite comprising vanity unit with integrated sink with mixer tap, and WC; panelled bath with mixer tap; separate shower cubicle with mains powered shower; uPVC obscured DH window to rear

## Rear Garden

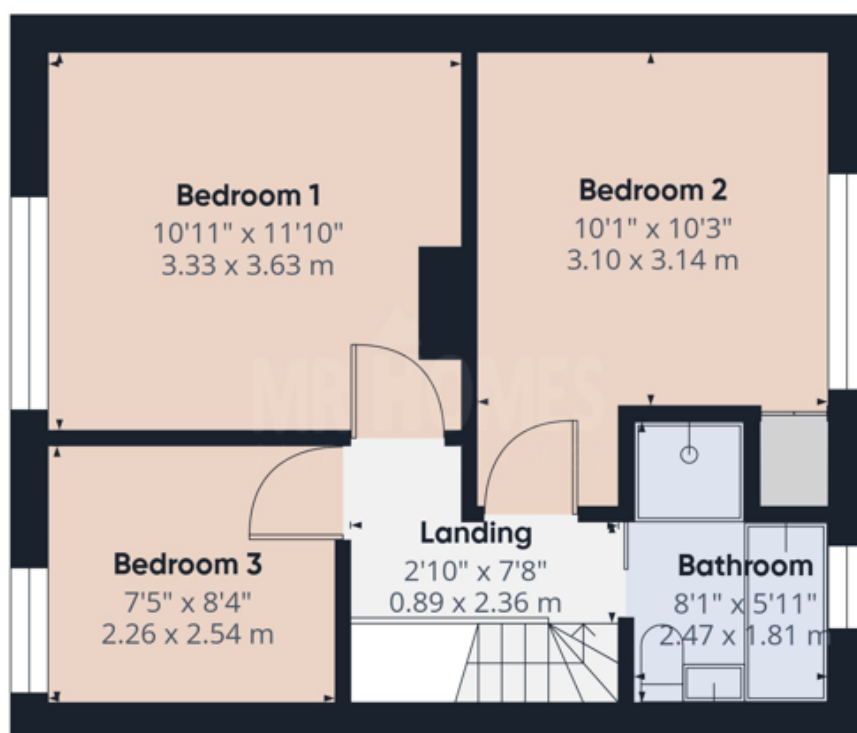
Patio laid to paving slabs; area with picket fencing laid to timber chippings; lean to storage area to side with door proving access to front of property; timber pergola with plastic roof covering patio area; mature trees and shrubs







Floor 0



Floor 1

Approximate total area: 815 ft<sup>2</sup> / 75.8 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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.

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