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**MR HOMES**  
SALES & LETTINGS



Arles Road  
Lower Ely  
Cardiff CF5 5AP

Guide Price £220,000 to £230,000  
Freehold



# Arles Road

## Lower Ely, Cardiff, CF5 5AP

### Overview

- NO CHAIN/ Guide Price: £220k to £230k
- VIEWING ESSENTIAL
- DOUBLE BAY FRONTED
- OPEN-PLAN KITCHEN / DINING ROOM
- CONSERVATORY
- UTILITY & DOWNSTAIRS W.C
- LARGE BRICK-PAVED DRIVE
- CAR PORT & GARAGE
- LANDSCAPED GARDENS
- FREEHOLD



### IMMACULATE DOUBLE BAY FRONTED 3-BED SEMI-DETACHED FAMILY HOME

PARQUET FLOORING - OPEN-PLAN KITCHEN & DINING ROOM - CONSERVATORY - UTILITY & DOWNSTAIRS W.C - BRICK-PAVED LARGE DRIVE - CAR PORT - GARAGE - LANDSCAPED GARDENS – FREEHOLD

**MR HOMES** Offer **FOR SALE** this Immaculate 3-Bedroom Semi-Detached Family Home comprising in brief; Porch Entrance, Hallway, Lounge, Re-Fitted Kitchen Open-Plan to the Dining Room, Conservatory, Utility & Downstairs W.c. Staircase to 1st Floor Landing, hatch to 2/3 Boarded Loft via Attached Ladders, Bedrooms 1, 2, 3 and a Re-Fitted 4-Piece Family Bathroom. Attractive Front Garden, Brick-Paved Driveway leads to the Car Port & Garage. Enclosed & Landscaped Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar 30i ErP Condensing Combi-Boiler.

EPC Rating = C.  
Council Tax Band = D.

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

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





**Porch Entrance** - Tiled Floor - Welcome Sensor Light to Outside Wall.

**Hallway** - Real Wood Block 'Parquet' Flooring - Understair Meter Cupboard also housing Electric RCD Consumer Unit - Larger Understair Storage Cupboard.

**Lounge** - 13' 5" into Bay Window x 12' 9" (4.09m x 3.88m)

Real Wood Block 'Parquet' Flooring cont'd from Hallway - Wood Burning Stove - Wall Mounted Tado Wireless Thermostat Control - Inset Spotlighting to Ceiling.

**Kitchen - Re-Fitted** - 9' 10" x 7' 4" (2.99m x 2.23m) - Open-Plan to Dining Room - Matching Wall & Base Units with Real Woodwork Tops Over and Tiled Splash Backs - Sink & Drainer with Mixer Tap - Integral 5 Ring SMEG Gas Hob with Industrial Extractor Over - Integrated SMEG Electric Double Oven - Integrated Bosch Dishwasher - Inset Spotlighting to Ceiling.

**Dining Room** - 12' 11" x 11' 11" (3.93m x 3.63m)

Laminate Flooring - Feature Fireplace - Double D/g Doors to Conservatory.

**Conservatory** - 14' 7" x 6' 10" (4.44m x 2.08m)

Laminate Flooring - Double Patio D/g Doors to Rear Garden - Double Panel Radiator - Opens to Utility & Downstairs W.c.

**Utility** - Quarry Tiled Flooring - Plumbed for Washing Machine - Wall Mounted Worcester Greenstar 30i ErP Condensing Combi-Boiler. Opens to Downstairs W.c.

**Downstairs W.c** -

Quarry Tile Flooring - Close-Coupled W.c.

**Staircase to 1st Floor Landing** - Fitted Carpet - uPVC D/g Stain Glass Window to Side - Hatch to Insulated & 2/3 Boarded Loft via Attached Ladders - Power Point & Loft Light.

**Bedroom 1** - 13' 7" into Bay Window x 11' 2" (4.14m x 3.40m)

Fitted Carpet

**Bedroom 2** - 12' 5" x 12' 0" (3.78m x 3.65m)

Fitted Carpet - Door to Airing Cupboard with Radiator.

**Bedroom 3** - 7' 11" x 7' 10" (2.41m x 2.39m)

Fitted Carpet

**Family Bathroom** - 8' 0" x 6' 11" (2.44m x 2.11m)

Tiled Flooring - Large Panel Bath with Mixer Tap & Integrated Shower - Feature Wash Hand Basin with Mixer Tap Set in Real Wood Surround - Close-Coupled W.c - Fully Tiled Shower Cubicle with Mixer Shower & Dual rainfall Shower Head & Handheld Shower - Ceiling Mounted Electric Extractor Fan - Inset Spotlights to Ceiling.

**Attractive Front Garden**

**Rear Garden - Enclosed**

Slate Patio - Slate chippings - Wood Pillared Flower/Shrubbed Border - Pergola with Lighting Attached - Door into Garage. Water But feeds through to Tank in Loft to Flush W.c - (Saving Water).

**Driveway - Brick-Paved - Outside Tap to Side of Property.**

Welcome Sensor Light,

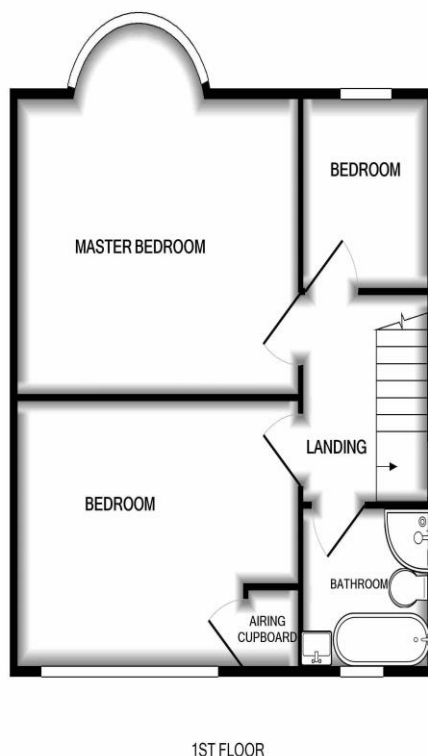
**Car Port - Wall Mounted Power Points & Lighting.**

**Garage** - 15' 11" x 8' 0" (4.85m x 2.44m)

Up 'n' Over Door - Sensor Light - Power Points - RCD Consumer Unit.



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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
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CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS