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MR HOMES
SALES & LETTINGS



Archer Road,
Ely, Cardiff
CF5 4FL

Guide Price £180,000 to £190,000
Freehold

Archer Road, Ely, Cardiff. CF5 4FL.

- NO CHAIN
- 3-BED FAMILY HOME
- OPEN-PLAN LIVING & DINING ROOM
- MODERN KITCHEN
- REAR LEAN TO & OUTSIDE W.C
- MODERN 3-PIECE BATHROOM SUITE
- PRIVATE DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



*** NO CHAIN ***

3-BED FAMILY HOME - OPEN-PLAN LIVING & DINING ROOM - MODERN FITTED KITCHEN - REAR LEAN TO & OUTSIDE W.C - MODERN 3-PIECE BATHROOM SUITE - PRIVATE DRIVEWAY TO FRONT - LARGE REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS - GAS CENTRAL HEATING with COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES Offer FOR SALE this 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Living Room with Open-Plan Archway to the Dining Room, Kitchen, Rear Lean To, Outside W.c, Staircase to the 1st Floor Landing, Hatch to Insulated & Boarded Loft via Attached Ladders, The Loft has PowerPoints & Lighting, Bedroom 1, Bedroom 2, Bedroom 3 & a Modern Family Bathroom Suite. Private Driveway to Front, Laid Slate Chippings to Border & a Large Rear Garden which is Mainly Laid to Lawn with a Patio Area. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Viessmann Vitodens 050 Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/archerroad35ap/>

EPC Rating = Awaiting Assessment...
Council Tax Band = C.

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

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

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



Entrance Hallway - 13' 0" x 6' 10" (3.96m x 2.08m)

Entered Via uPVC Half Glazed Obscure D/g Door, Real Wood Flooring, Single Panel Radiator, Wall Mounted Alarm Panel, Plastered Walls And Plastered Ceiling, Understair Storage Area, Door To Dining Room, Doorway to Kitchen, Staircase to First Floor Landing.

Living Room - 12' 7" x 9' 2" (3.83m x 2.79m)

Real Wood Flooring, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Open-Plan Archway To Dining Room.

Dining Room - 13' 0" x 12' 7" (3.96m x 3.83m)

Real Wood Flooring Continued, uPVC D/g Window To Rear, Living Flame Gas Feature Fireplace Set On Marble Hearth And Grate, Double Panel Radiator, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

Kitchen - 9' 1" x 6' 11" (2.77m x 2.11m)

Tiled Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Tap, Space For Gas/Electric Cooker, Space For Tumble Dryer, Space For Dishwasher, Plastered Walls And Plastered Ceiling, Single Panel Radiator, uPVC D/g Window to Rear, uPVC Half Glazed D/g Door To Rear.

Rear Lean-To/Storage - 20' 3" x 4' 9" (6.17m x 1.45m)

Plastic Corrugated Sheet Roof, Power Points, Lighting, Outside Tap, Composite Half-Glazed Obscured Door To Rear Garden.

Outbuilding - 4' 6" x 2' 10" (1.37m x 0.86m)

Two Doors, 1 Door To Storage Area, 1 Door To W.c., The W.c. Has An Obscure Window to The Rear.

Staircase/First Floor Landing - 7' 0" x 4' 9" (2.13m x 1.45m)

Fitted Carpet, Plastered Walls And Plastered Ceiling, Hatch To Insulated And Partially Boarded Loft, With Power Points And Lighting, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom.

Bedroom 1 - 13' 0" x 12' 6" (3.96m x 3.81m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Triple Floor To Ceiling Wardrobes Fitted In One Recess, Double Floor To Ceiling Wardrobes Fitted In The Other Recess, Viessmann Vitodens 050 Combi-Boiler Housed In The Triple Wardrobe, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Inset Spotlights To Ceiling. NB: Viessmann Vitodens 050 Combi-Boiler Housed in the Wardrobe.

Bedroom 2 - 12' 7" x 9' 3" (3.83m x 2.82m)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Inset Spotlights To Ceiling.

Bedroom 3 - 8' 2" x 7' 0" (2.49m x 2.13m)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Inset Spotlights To Ceiling.

Refitted Family Bathroom Suite - 7' 0" x 6' 11" (2.13m x 2.11m)

Vinyl Flooring, Panel Bath With Chrome Mixer Tap And Attached Shower, Mirrored Glass Shower Screen, Walls Are Tiled Around Bath And Shower, Pedestal Wash Hand Basin With Chrome Mixer Tap and Tiled Splashback, Close Coupled W.c., Single Panel Radiator, uPVC Obscured D/g Window To Rear, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling.

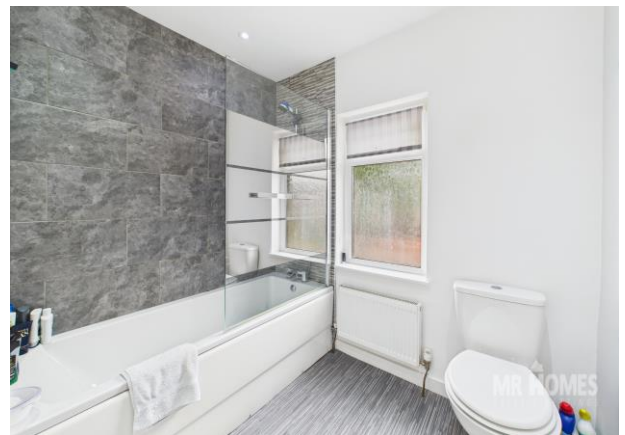
Front Garden

Low Maintenance Front Garden, Laid Slate Chippings

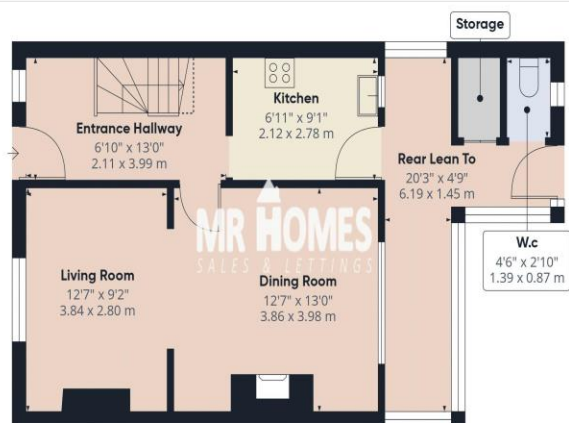
Rear Garden

South Facing Rear Garden, Concrete Pathway, Mainly Laid To Lawn, Patio.

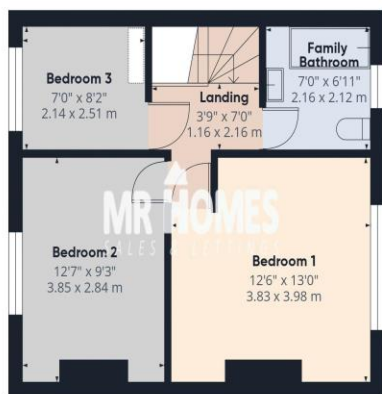
Private Driveway



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.



Floor 0



Floor 1

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Approximate total area²¹

976 ft²

90.6 m²

Reduced headroom

11 ft²

1.1 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.

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CARDIFF & THE VALE

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