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**MR HOMES**  
SALES & LETTINGS



Grand Avenue,  
Ely, Cardiff  
CF5 4QF

Guide Price £150,000  
Freehold



# Grand Avenue Ely, Cardiff, CF5 4QF

## Overview

- NO CHAIN!!!
- 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME
- PUT YOUR OWN STAMP ON THIS PROPERTY
- OPEN-PLAN LOUNGE & DINING ROOM
- DOWNSTAIRS W.C
- VERY LARGE FRONT GARDEN
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



**NO CHAIN!!!**

**PUT YOUR OWN STAMP ON THIS 3-BED 'DUTCH STYLE' SEMI-DETACHED FAMILY HOME.**

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached 'Dutch Style' Family Home, comprising in brief; Ground Floor: External Open-Porch, Entrance Hallway, Understair Cupboard, Open-Plan Lounge & Dining Room, Kitchen, Rear Lobby, W.c, Storage Cupboard, Sunroom/Conservatory. First Floor: Split-Level Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. The Front Garden is Large & Enclosed. Lockable Side Gate Giving Access into the Enclosed Rear Garden. Private Driveway enclosed by Double Gates. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

**EPC Rating = D.**

**Council Tax Band = C.**

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

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



**External Open-Porch - 6' 0" x 6' 0" (1.83m x 1.83m)**

**Entrance Hallway - 9' 4" x 3' 11" (2.84m x 1.19m)**

**Lounge - Open-Plan to Dining Room - 13' 2" x 12' 1" (4.01m x 3.68m)**

**Dining Room - 12' 0" x 9' 6" (3.65m x 2.89m)**

**Kitchen - 12' 1" x 5' 10" (3.68m x 1.78m)**

**Understair Storage Cupboard - 4' 2" x 3' 5" (1.27m x 1.04m)**

**Rear Lobby - 5' 1" x 3' 6" (1.55m x 1.07m)**

**W.c - 5' 8" x 2' 3" (1.73m x 0.69m)**

**Storage Cupboard - 5' 9" x 2' 3" (1.75m x 0.69m)**

**Sunroom/Side Conservatory - 7' 6" x 5' 5" (2.28m x 1.65m)**

**1st Floor Landings - Split-Level**

**Bedroom 1 - 13' 1" x 11' 11" (3.98m x 3.63m)**

**Bedroom 2 - 10' 9" x 9' 5" (3.27m x 2.87m)**

**Bedroom 3 - 12' 2" x 5' 11" (3.71m x 1.80m)**

**Front Garden - Large & Enclosed**  
Lockable Side Gate Access into Rear Garden

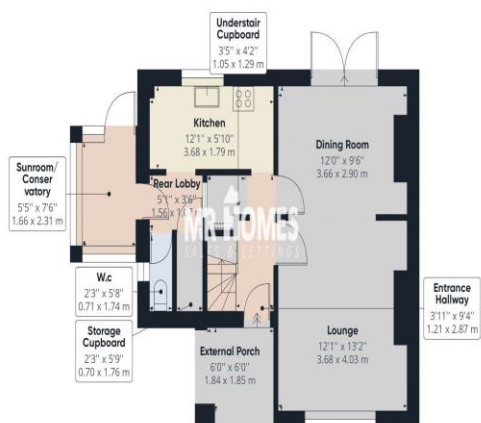
**Driveway Enclosed by Double Gates**

**Rear Garden - Enclosed**

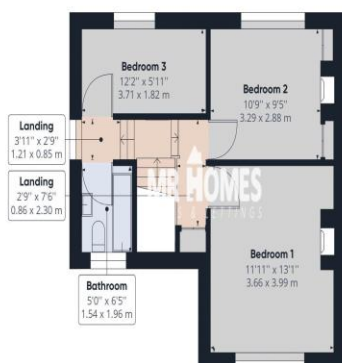




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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<sup>(1)</sup>

969.29 ft<sup>2</sup>  
90.05 m<sup>2</sup>

Reduced headroom

0.94 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(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,  
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