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MR HOMES
SALES & LETTINGS



Grand Avenue,
Ely, Cardiff
CF5 4QG

Guide Price £139,950 to £149,950
Leasehold – 90 Years Approx.

Grand Avenue Ely, Cardiff, CF5 4QG

Overview

- IMMACULATE THROUGHOUT
- CURRENT TENANT PAYS £670 PCM
- 2x DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- MODERN SHOWER ROOM
- OFF-ROAD PARKING
- VERY LARGE REAR GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- LEASEHOLD - 90 Yrs Approx.



2-BED IMMACULATE GROUND FLOOR FLAT - 2x DOUBLE BEDROOMS - SPACIOUS LIVING ROOM - PORCH ENTRANCE - MODERN KITCHEN/DINER - MODERN SHOWER ROOM - OFF-ROAD PARKING - VERY LARGE REAR GARDEN - CURRENT TENANT PAYS £670 PCM - LEASEHOLD - 90 Yrs Approx.

MR HOMES Offer **FOR SALE** this 2-Bedroom Ground Floor Flat, comprising in brief; Porch Entrance, Hallway, Spacious Living Room, Modern Kitchen/Diner, 2x Double Bedrooms & a Modern Shower Room. Gated Private Driveway to Front & a Very Large Rear Garden which is Low-Maintenance. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an i-mini c30kw Combi-Boiler.

EPC Rating = D.
Council Tax Band = B.

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Porch Entrance - 7' 11" x 3' 7" (2.41m x 1.09m)

Hallway - 18' 4" x 3' 1" (5.58m x 0.94m)

Laminate Flooring, Radiator, Coving, Doors to Storage Cupboard.

Lounge - 13' 2" x 11' 11" (4.01m x 3.63m)

Laminate Flooring, uPVC D/g Window to Front - Radiator, Coving.

Kitchen/Diner - 10' 11" x 9' 7" max (3.32m x 2.92m)

Modern Fitted Kitchen - Opening to Large Pantry - Wall Mounted i-Mini C30 Combi-Boiler - uPVC D/g Door to Large Rear Garden.

Bedroom 1 - 13' 9" x 10' 10" to back of fitted wardrobes (4.19m x 3.30m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, 2 x Fitted Wardrobes both with 2x Mirrored Sliding Doors.

Bedroom 2 - 10' 5" x 9' 11" (3.17m x 3.02m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Coving.

Shower Room - Re-Fitted - 5' 10" x 5' 9" (1.78m x 1.75m)

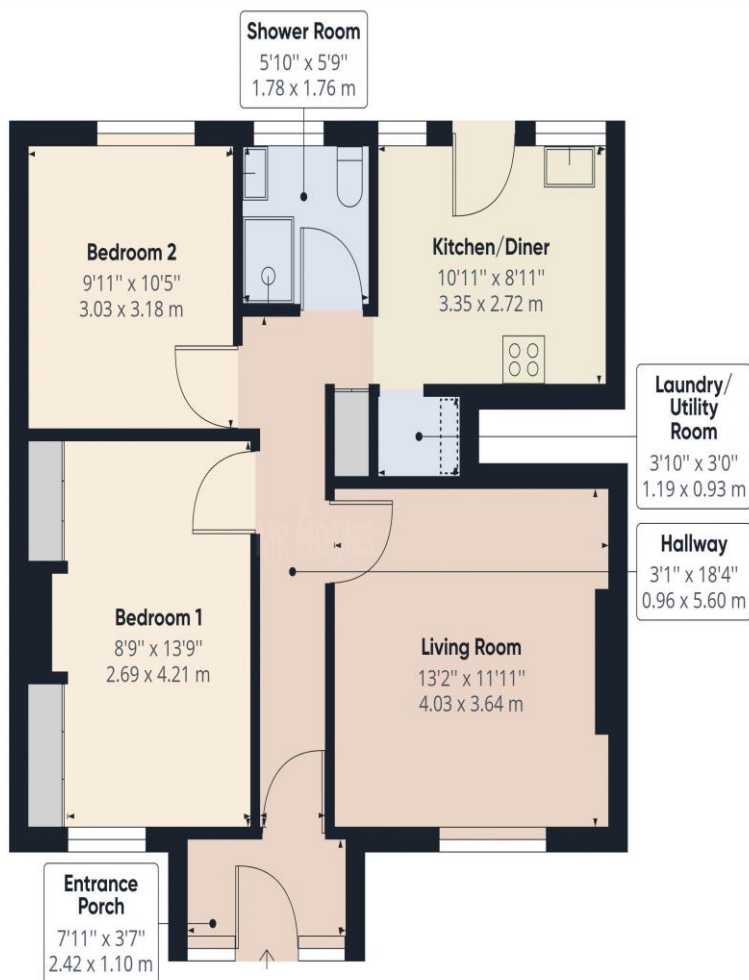
Large Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - Tiled Flooring - Fully Tiled Walls - Wall Mounted Electric Extractor Fan.

Rear Garden - Large & Enclosed & Low-Maintenance

Driveway to Front with Double Gates.



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.



Approximate total area⁽¹⁾

667.05 ft²
61.97 m²

Reduced headroom

2.49 ft²
0.23 m²

(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.

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CARDIFF WEST

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