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MR HOMES
SALES & LETTINGS



Archer Road,
Ely, Cardiff
CF5 4FP

Guide Price £200,000 to £210,000
Freehold

Archer Road Ely, Cardiff, CF5 4FP

Overview

- NO CHAIN!!!
- 3-BED SEMI-DETACHED FAMILY HOME
- IMMACULATE CONDITION
- RE-FITTED KITCHEN & BATHROOM SUITE
- OPEN-PLAN KITCHEN & DINING ROOM
- UTILITY CUPBOARD
- SOLAR PANELS (OWNED)
- OUTSIDE W.C & STORAGE TO OUTBUILDING
- HARDSTAND TO FRONT



NO CHAIN!!!

IMMACULATE & MODERN 3-BED SEMI-DETACHED FAMILY HOME - MOVE STRAIGHT IN - PLASTERED WALLS & CEILINGS THROUGHOUT - OPEN-PLAN LOUNGE & DINING ROOM - MODERN RE-FITTED KITCHEN & BATHROOM SUITE - UTILITY CUPBOARD - HARDSTAND TO FRONT - DOUBLE SIDE GATES INTO THE LARGE SOUTH FACING REAR GARDEN - OUTBUILDING WITH OUTSIDE W.C & STORAGE - SOLAR PANELS (OWNED) – FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Utility Cupboard, Lounge Open-Plan to the Dining Room, Kitchen, Staircase to 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Front Garden is Enclosed, Hardstand to Front, Patio Pathway to Front Door & Side of Property, Double Gates Access the Large & Enclosed Rear Garden. The Outbuilding houses a Modern W.c & a Storage Room. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Greenstar Junior 28i Mk V Condensing Combi-Boiler. 12 Solar Panels to the Rear Roof which are Owned by the Vendor.

EPC Rating = D. Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 13' 1" x 6' 10" (3.98m x 2.08m)

Dining Room - Open-Plan - 11' 11" x 9' 6" (3.63m x 2.89m)

Lounge - Open-Plan - 13' 5" x 11' 11" (4.09m x 3.63m)

Kitchen - Re-Fitted - 9' 10" x 6' 10" (2.99m x 2.08m)

Landing

Bedroom 1 - 13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom 2 - 11' 11" x 9' 6" (3.63m x 2.89m)

Bedroom 3 - 9' 10" x 7' 0" (2.99m x 2.13m)

Family Bathroom - Re-Fitted - 6' 11" x 6' 2" (2.11m x 1.88m)

Front Garden - Patio Pathway - Double Gates to Rear Garden.

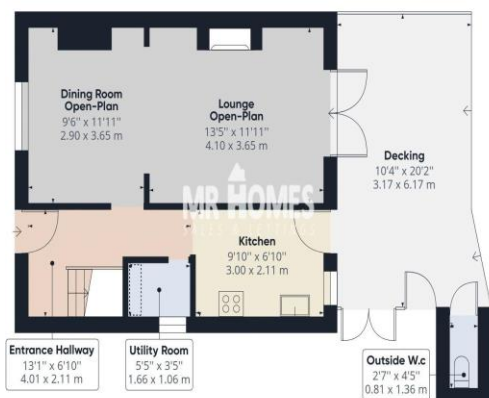
South Facing Rear Garden - Decking to Laid Lawn - Kennels - Raised Boxed Flower Bed

Outside W.c to Outbuilding - 4' 7" x 2' 7" (1.40m x 0.79m)

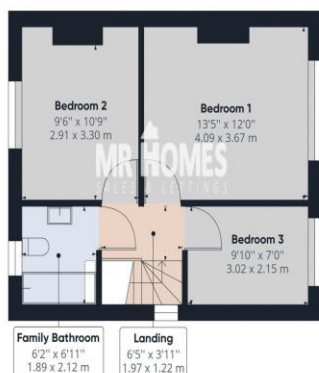
Storage to Outbuilding - 4' 8" x 3' 2" (1.42m x 0.96m)



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⁽¹⁾

863.13 ft²

80.19 m²

Reduced headroom

3.54 ft²

0.33 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.

GIRAFFE360

CARDIFF WEST

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