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Homes House  
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Cardiff, CF5 5TD  
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Cambria Road,  
Ely, Cardiff  
CF5 4PE

Guide Price £189,950 to £199,950  
Freehold

## Overview

- VERY WELL PRESENTED 3-BED FAMILY HOME
- MOVE STRAIGHT IN!!!
- KITCHEN/BREAKFAST ROOM
- LARGE BASEMENT FOR STORAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN - SOUTH-EAST FACING
- PRIVATE DRIVEWAY TO FRONT
- MODERN BATHROOM SUITE
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



A VERY WELL PRESENTED 3-BEDROOM FAMILY HOME - MOVE STRAIGHT IN AS THE DECOR IS TO A HIGH STANDARD THROUGHOUT - THE SOUTH-EAST FACING REAR GARDEN HAS BEEN TASTEFULLY LANDSCAPED - TWO TIERED - PATIO & LANDSCAPED GARDENS - KITCHEN/BREAKFAST ROOM with A LARGE BASEMENT UNDERNEATH FOR AMPLE STORAGE - SPACIOUS LOUNGE - RE-FITTED & MODERN FAMILY BATHROOM SUITE - 3-BEDROOMS - PRIVATE DRIVEWAY TO FRONT - FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Lounge, Kitchen/Breakfast Room, Trap Door to Basement, Staircase to the 1st Floor Landing, Bedroom 1, 2 & a Family Bathroom Suite. Private Driveway to Front. Two-Tiered Rear Garden with a Large Patio with Steps down to a Beautifully Landscaped Lower Tier Garden which are South-East Facing. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Vaillant ecoTec Pro 28kw Combi-Boiler.

**EPC Rating = Awaiting Assessment...**

**Council Tax Band = B.**

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

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



**Entrance Hallway**

6' 10" x 3' 0" (2.08m x 0.91m)

**Living Room**

13' 4" x 12' 3" (4.06m x 3.73m)

**Kitchen/Breakfast Room**

16' 8" x 9' 2" (5.08m x 2.79m)

**Basement**

13' 8" x 7' 6" (4.16m x 2.28m)

**1st Floor Landing**

7' 4" x 4' 1" (2.23m x 1.24m)

**Bedroom 1 with Fitted Wardrobes**

12' 2" x 7' 2" min to front of fitted wardrobes (3.71m x 2.18m)

**Bedroom 2 with Airing Cupboard**

9' 8" x 9' 5" (2.94m x 2.87m)

**Bedroom 3**

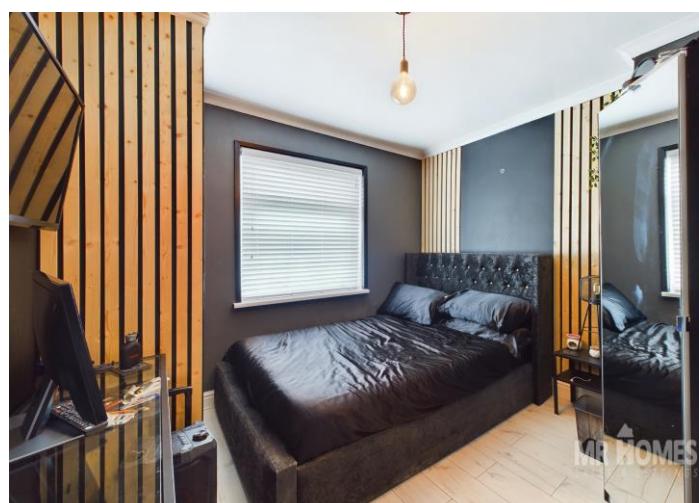
9' 1" x 6' 7" (2.77m x 2.01m)

**Family Bathroom**

6' 11" x 4' 11" (2.11m x 1.50m)

**Private Driveway to Front****Rear Garden - SOUTH-EAST FACING**

Tier 1 - Natural Stone Patio with Seating Area, Outside Tap & Light. Steps down to the Beautifully Landscaped Garden. Tier 2 - Astroturf with a 2nd Patio, Laid Stone Chippings to Sides all Enclosed by Solid Feather Edge Fencing.



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.



## CARDIFF WEST

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