

02920 204 555

Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff. CF5 5TD  
Email: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Howell Road,  
Ely, Cardiff  
CF5 4HY

Guide Price £140,000 to £150,000 (CASH  
BUYERS ONLY)  
Freehold



# Howell Road, Ely, Cardiff. CF5 4HY.

- NO CHAIN - CASH BUYERS ONLY
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS W.C
- 3x BEDROOMS
- PRIVATE DRIVEWAY
- VERY LARGE REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- \*THIS PROPERTY REQUIRES UNDERPINNING DUE TO MOVEMENT



NO CHAIN - CASH BUYERS ONLY  
3-BED SEMI-DETACHED FAMILY HOME  
VERY LARGE REAR GARDEN - PRIVATE DRIVEWAY - SPACIOUS  
LIVING ROOM - KITCHEN/DINER - DOWNSTAIRS W.C -  
UPSTAIRS FAMILY BATHROOM  
FREEHOLD.

**\*Property Requires Underpinning Due to Movement**

**MR HOMES** Offer **FOR SALE** with No Ongoing Chain this 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Kitchen/Diner, Rear Lobby, Downstairs W.c, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom. Low-Maintenance Front Garden, Private Driveway to Front, Side Access to the Very Large Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30Si Mk IV Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/howellroad2ap>

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

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

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



## Outside Front

Low Maintenance Front Garden With Lawn & Gravel Mix, Private Driveway to Front, Access to Rear Garden Via Side Of Property, uPVC Door Into Entrance Hallway.

## Entrance Hallway

14' 3" x 6' 1" (4.34m x 1.85m)

Vinyl Flooring, Single Panel Radiator, Wall Mounted RCD Consumer Unit, Door to Understair Storage Cupboard, Doors to Living Room, Kitchen/Diner & Rear Lobby.

## Living Room

15' 8" x 11' 1" (4.77m x 3.38m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

## Kitchen/Diner

15' 3" x 9' 2" (4.64m x 2.79m)

Vinyl Flooring Continued from Entrance Hallway, Matching Base Units, Work Surfaces Over, Tiled Splashback, Stainless Steel Sink & Drainer With Mixer Tap, 2 x uPVC D/g Windows to Rear, Wall Mounted Electric Extractor Fan, Space for Electric Cooker, Space for Tall Fridge/Freezer, Plumbed For Washing Machine, Single Panel Radiator, Space for Table And Chairs.

## Rear Lobby

6' 2" x 3' 0" (1.88m x 0.91m)

Vinyl Flooring, Door to Cloakroom/Downstairs W.c., uPVC Half Glazed D/g Door to Rear Garden.

## Cloakroom/Downstairs W.c

5' 10" x 2' 10" (1.78m x 0.86m)

Vinyl Flooring, Close Coupled W.c., Pedestal Wash Hand Basin with Mixer Tap, uPVC Obscure D/g Window to Rear.

## Stairs/First Floor Landing

6' 2" x 2' 10" (1.88m x 0.86m)

Fitted Carpet, Hatch to Insulated & 3/4 Boarded Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

## Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

## Bedroom 2

12' 11" x 10' 11" (3.93m x 3.32m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Door to Airing Cupboard Housing A Worcester Greenstar 30Si Mk IV Combi-Boiler.

## Bedroom 3

9' 0" x 8' 0" (2.74m x 2.44m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator.

## Family Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

Tiled Flooring, Panel Bath with Chrome Mixer Tap Over and Attached Shower, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., Double Panel Radiator, uPVC Obscure D/g Window to Rear, Wall Mounted Extractor Fan, Inset Spotlights to Ceiling.

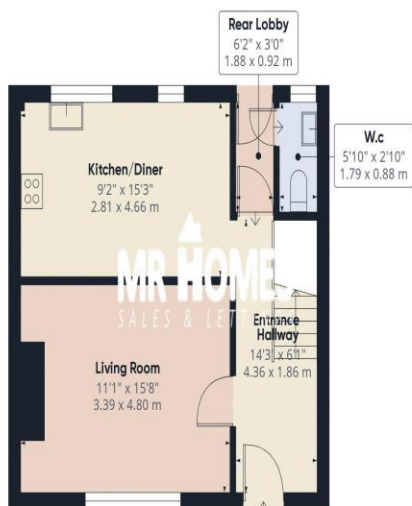
## Private Driveway to Front

## Rear Garden

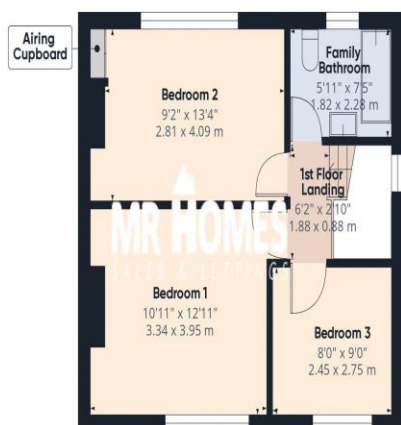
Very Large Rear Garden, Mainly Laid to Lawn, Large Acorn Tree at Bottom Of Garden (TPO - Tree Preservation Order), Garden is East Facing.



**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.



Ground Floor



Floor 1



Approximate total area<sup>®</sup>

856.92 ft<sup>2</sup>  
79.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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