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**MR HOMES**  
SALES & LETTINGS



Ascot Close,  
Lower Ely,  
Cardiff CF5 5BE

Guide Price £209,950 to £219,950  
Freehold



# Ascot Close

## Lower Ely, Cardiff, CF5 5BE

### Overview

- NO CHAIN!!!
- 3-BED DORMER EXTENDED FAMILY HOME
- VERY SOUGHT-AFTER LOCATION
- QUIET CUL-DE-SAC
- NEAR TRELAI FIELDS
- SPACIOUS LOUNGE
- MODERN KITCHEN
- LARGE DRIVEWAY
- LANDSCAPED REAR GARDEN
- FREEHOLD



NO CHAIN!!! SEMI-DETACHED 3-BED DORMER EXTENDED FAMILY HOME - 3 STOREYS - EXTREMELY SOUGHT AFTER LOCATION - QUIET CUL-DE-SAC - SPACIOUS LOUNGE - MODERN KITCHEN/DINER - ATTRACTIVE FRONT GARDEN - LANDSCAPED REAR GARDEN - LARGE DRIVEWAY - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - EPC RATING = C.



**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Dormer Extended Family Home, comprising in brief detail; Porch Entrance, Lounge, Kitchen/Diner, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Family Bathroom Suite, Staircase to the 2nd Floor Landing, Bedroom 3 with Rear Facing Dormer Extension. To the Front is an Attractive Garden, there is a Lockable Side Gate Accessing the Landscaped & Enclosed Rear Garden which has a Large Wood Panel Storage Shed. The Driveway to Front & Side Holds Multiple Vehicles. uPVC Double Glazing Windows & Gas Central Heating powered by a Pro Exclusive 24kw Combi-Boiler.

**EPC Rating = C.**

**Council Tax Bill = D.**

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

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



**Porch Entrance**

5' 9" x 4' 5" (1.75m x 1.35m)

**Lounge**

17' 6" x 13' 0" (5.33m x 3.96m)

**Kitchen/Diner - Refitted**

12' 11" x 9' 8" (3.93m x 2.94m)

**1st Floor Landing**

**Bedroom 1**

13' 0" x 8' 7" (3.96m x 2.61m)

**Bedroom 2**

13' 0" x 6' 0" (3.96m x 1.83m)

**Family Bathroom Suite**

8' 7" x 4' 7" (2.61m x 1.40m)

**2nd Floor Landing**

**Bedroom 3 - Dormer Extended**

15' 4" max x 12' 2" max (4.67m x 3.71m)

**Front Garden - Attractive & Laid to Lawn - Lockable Side Gate Access into the Rear Garden**

**Attractive Rear Garden - Landscaped & Enclosed - Wood Panel Storage Shed**

**Large Driveway - Holds Multiple Vehicles.**



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

Homes House,  
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