FOR SALE

Guide Price £170,000 to £180,000 Freehold



Meyrick Road, Ely, Cardiff.
CF5 4RN

- WELL PRESENTED 2-BED HOUSE
- IDEAL FOR 1st TIME BUYERS or INVESTORS
- SPACIOUS LIVING ROOM with BAY WINDOW
- FITTED KITCHEN
- VERY LARGE REAR GARDEN
- LARGE DOUBLE GATES TO REAR OF GARDEN (WIDE ENOUGH FOR VEHICLE ENTRY)
- DOUBLE DRIVEWAY TO REAR (ACCESSED VIA MACDONALD CLOSE)
- 2x DOUBLE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED FRONT GARDEN
- uPVC D/G WINDOWS & GAS C/H (Powered by a Worcester Greenstar 25i ErP Condensing Combi-Boiler)
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EARLY VIEWING RECOMMENDED
- FREE MORTGAGE ADVICE AVAILABLE
- WWW.MR-HOMES.CO.UK

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02920 204555
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PROPERTY DESCRIPTION

* Guide Price £170,000 to £180,000 * A Well Presented 2-Bedroom Terraced House in Ely, Offering a Spacious Living Room with a Bright Bay Window Lounge and a Fitted Kitchen. Perfectly Suited for First-Time Buyers or Investors. Benefit from modern uPVC double glazing and efficient gas central heating powered by a Worcester Greenstar 25i ErP condensing combi-boiler. Outside, the very large rear garden boasts impressive double gates and a double driveway accessed via MacDonald Close, providing secure vehicle entry and ample parking. An enclosed front garden adds to the charm and privacy. Ideally located close to schools, shops, parks, and excellent transport links, this property combines comfort with convenience. Early viewing is strongly recommended. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK





Entrance Hall
4' 4" x 2' 9" (1.32m x 0.84m)

Living Room with Bay Window
14' 5" x 12' 4" (4.39m x 3.76m)

Kitchen
15' 6" x 5' 11" (4.72m x 1.80m)

Landing
3' 9" x 3' 2" (1.14m x 0.97m)

Bedroom 1
15' 7" x 9' 0" (4.75m x 2.74m)

Bedroom 2
10' 0" x 9' 4" (3.05m x 2.84m)

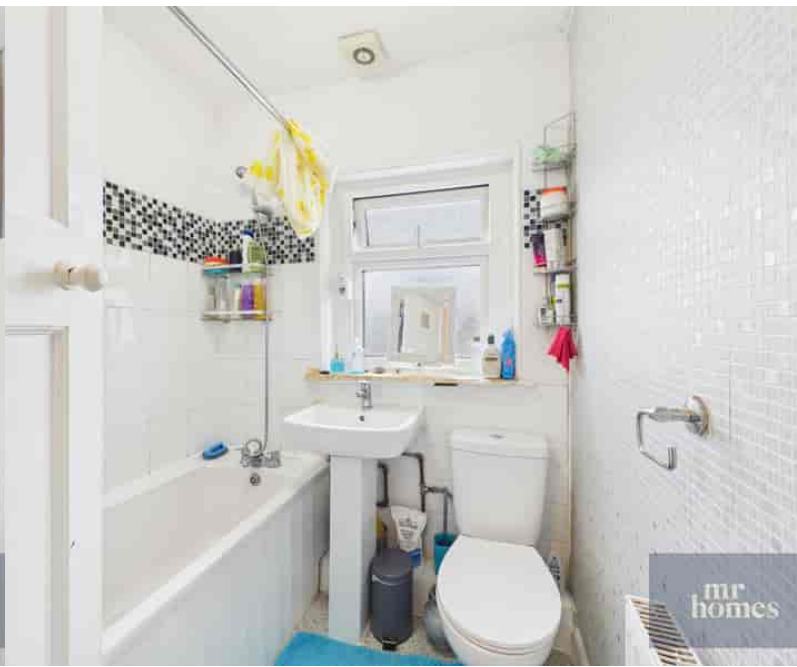
Family Bathroom Suite
10' 0" x 9' 4" (3.05m x 2.84m)

Enclosed Front Garden

Enclosed Rear Garden - (Large in Size)

Double Driveway via Large Double Gates to the Rear of the Garden)
Accessed via MacDonald Close





MATERIAL INFORMATION

Council Tax: Band B
Council Tax: Rate £1,566.00
Parking Types: Driveway. Gated. Off Street. Private. Rear.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

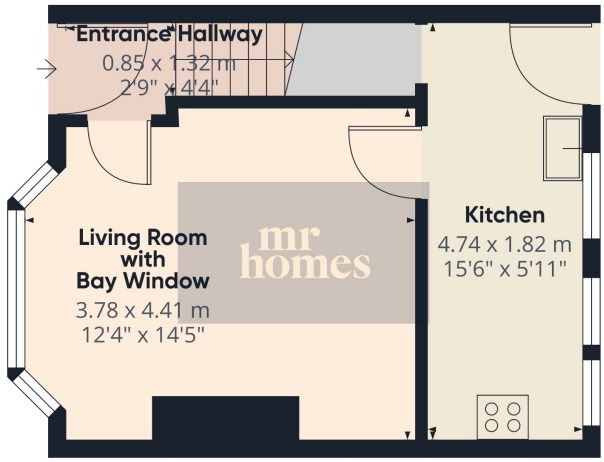
Broadband: Basic 8 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

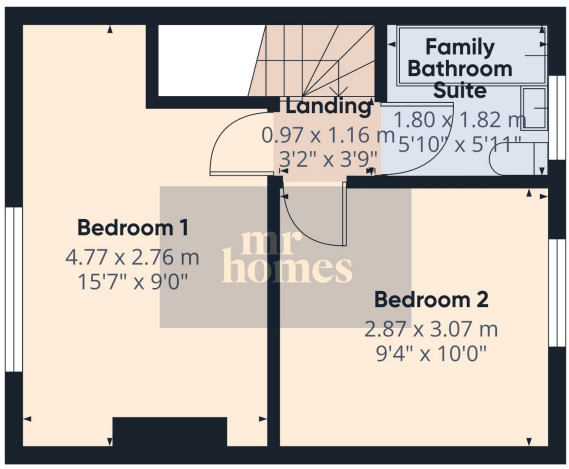




FLOORPLAN



Ground Floor



1st Floor

W
S N
E

Approximate total area(1)

52.8 m²

570 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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