



Ely Road, Cardiff CF5 2JF

welcome to

Ely Road, Cardiff

This characterful two bedroom, stone fronted terrace offers generous accommodation as a family home. It features excellent storage space, a private sunny garden and has plenty of scope for development. It is a short walk from local shops, parks and Llandaff village and public transport links.

Entrance Hall

Wood flooring, wooden door with stained glass panel, radiator and a door to a generous storage cupboard.

Lounge & Diner

18' 1" max x 10' 6" max (5.51m max x 3.20m max)
Two wooden windows to front, with secondary wooden panel. Exposed beam, open fireplace with wooden surround and ceramic hearth, fitted shelf, wall mounted wooden cabinet, additional built in cabinet and radiator. Feature arch shelf unit.

Kitchen

9' 8" max x 5' 1" max (2.95m max x 1.55m max)
Wooden door to kitchen, wall and base unit, partially tiled, plumbing for appliances, gas cooker point, skylight window, sink and drainer. Door to breakfast room and door to garden.

Breakfast Room

6' 1" max x 9' 6" max (1.85m max x 2.90m max)
Access to bathroom, radiator, telephone point, built in unit and stairs to upper floor.

Wet Room

7' 4" max x 7' 6" max (2.24m max x 2.29m max)
Partly tiled, heated towel rail, fully tiled floor, unit, wc, wet room, wash and hand basin.

Bedroom One

12' 3" max x 8' 5" max (3.73m max x 2.57m max)
Two wooden windows to front, built in wardrobes and dressing table, access to loft and one radiator.

Bedroom Two

9' 3" max x 9' 1" max (2.82m max x 2.77m max)
Wooden window to rear, built in wardrobes, radiator, combi boiler, large storage cupboard and step down to dressing room. Wooden floor.

Dressing Room

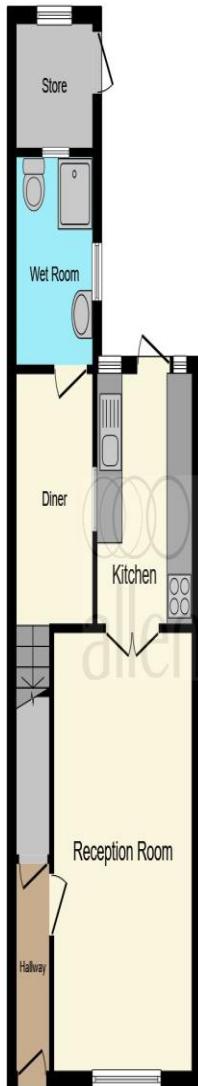
6' 1" max x 8' 9" max (1.85m max x 2.67m max)
Wooden window to rear with glazed panel and a radiator.

Rear Garden

Enclosed sunny and private garden, outside tap, door to brick shed, paved patio, step up to main garden, shrubs and trees, laid lawn enclosed with brick and two garden sheds.

Additional Information

Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

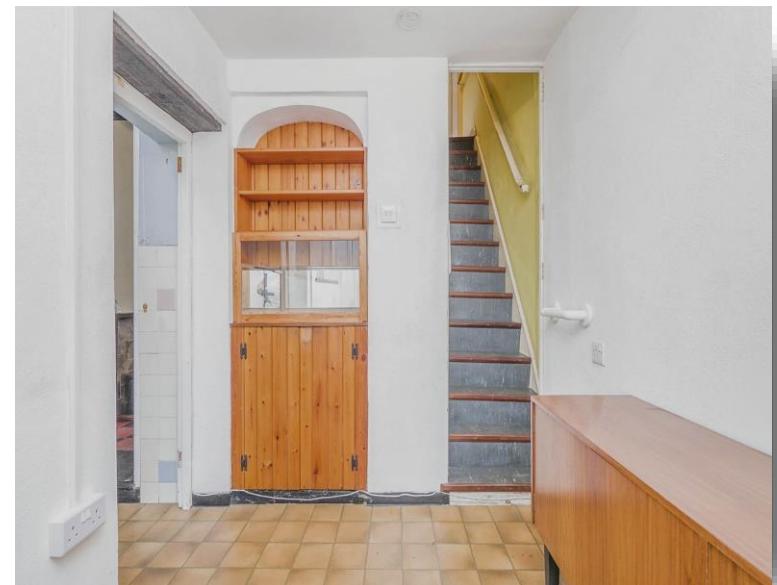


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

Ely Road,

Cardiff

- Characterful two double bedroom cottage style
- Open plan living room and diner
- Fitted kitchen and breakfast room
- Newly fitted bathroom downstairs
- Attractive garden to rear with outbuildings

Tenure: Freehold EPC Rating: D

£297,000



view this property online allenandharris.co.uk/Property/CRP107226



Property Ref:
CRP107226 - 0026

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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