



**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**

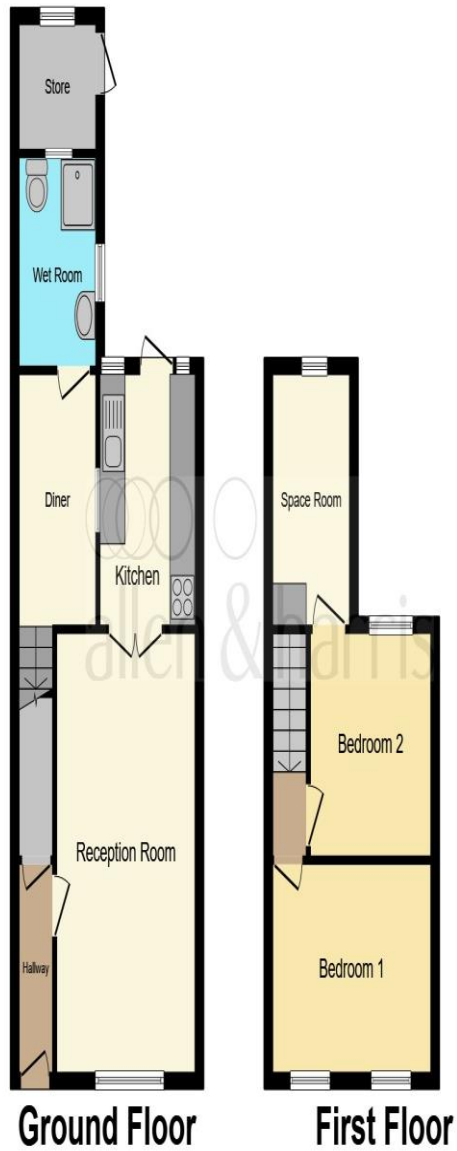
6' 1" max x 8' 9" max ( 1.85m max x 2.67m max )  
Wooden window to rear with glazed panel and a radiator.

### **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.



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**



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Property Ref:  
CRP107226 - 0026

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