



**Ely Road, Cardiff CF5 2JF**



**welcome to**

## **Ely Road, Cardiff**

A characterful two bedroom, stone fronted terrace, providing generous accommodation as a family home. It features Original Characteristics, Open Plan Diner/Lounge, Wet Room, Dressing Room and Outbuildings. It is a short walk from local amenities, parks, public transport links and Llandaff Village.



### **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.



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## welcome to Ely Road, Cardiff

- Characterful two double bedroom cottage style family home
- Open plan lounge & diner
- Fitted kitchen & breakfast room
- Newly fitted bathroom downstairs
- Access to Llandaff Village

Tenure: Freehold EPC Rating: D

offers in the region of  
**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRP107226 - 0045

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