





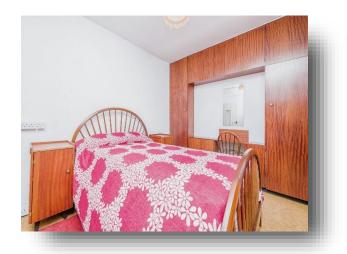




## welcome to

# **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"  $\max \bar{x}$  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.





## 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









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



Property Ref: CRP107226 - 0045 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 quidance 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.



029 2022 5700



allen & harris

Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk

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