



## Robert Street, Ely Cardiff

**£190,000**

- Four spacious bedrooms
- Two reception rooms
- Customise to your requirements
- Near Trelai Park green space
- EPC Rating: E




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## About the property

This four-bedroom house is for sale in area of Cardiff (Caerdydd). The property includes two reception rooms, one kitchen, and one bathroom. The house requires renovation, providing an opportunity for buyers looking to undertake a project and customise the space to their requirements. The property holds an EPC rating of E and falls within council tax band D. Ely is a well-established community with access to a range of local amenities. The area benefits from several schools nearby, including Michaelston Community College and local primary schools. Trelai Park offers green space for outdoor activities within a short distance. Residents have access to Cowbridge Road West, the main thoroughfare providing various shops, cafés, and essential services.

Public transport options are available, with the nearest train station being Waun-Gron Park, approximately 1.2 miles away. Waun-Gron Park Station offers services to Cardiff Central, which is around a 15-minute journey, connecting residents to the city's wider retail, dining, and cultural attractions. Multiple bus routes operate nearby providing further local connectivity. For

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### 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 as to time-frames for registration.

### Lounge

11' 2" max x 12' max ( 3.40m max x 3.66m max )

### Dining Room

12' 7" max x 9' 9" max ( 3.84m max x 2.97m max )

### Kitchen

9' 2" max x 9' 9" max ( 2.79m max x 2.97m max )

### Utility Room

4' 10" x 3' 5" ( 1.47m x 1.04m )

### Bedroom One

7' 1" x 9' 10" ( 2.16m x 3.00m )

### Bedroom Two

12' max x 11' 3" max ( 3.66m max x 3.43m max )