



Offers In Excess Of £675,000

Ely Road | Cardiff | CF5 2JH

Hern &
Crabtree

Simply stunning! A truly remarkable semi-detached property that has been greatly extended and completely transformed to make a wonderful, spacious family home with a perfect blend of modern and traditional. With a large open plan kitchen/diner/family room taking centre stage, this would be a perfect home for a growing family.

Well balanced throughout and ready for the next occupier to move straight in, the home briefly comprises: Entrance Hall, Sitting Room, Living Room, Open Plan Kitchen/Diner/Family Room with Bi-Folding doors onto the Rear Garden, Utility Area. Shower Room and Gym to the ground floor. To the first floor are Four Bedrooms, with an En-suite and Walk in Wardrobe and a family Bathroom. Further more there are stairs leading into a wonderful Primary Bedroom with a Shower Room and a Mezzanine perfect for Home Working or Play Area. The property also benefits from off street parking and an enclosed rear garden.

Ely Road is perfectly positioned close to the ever so popular Insole Court and Llandaff High Street can be found just a short walk away. Llandaff offers a variety of independent cafés, shops and amenities including Rugby Club, Rowing Club and the historic Llandaff Cathedral. Llandaff offers excellent public transport links to Cardiff city centre via bus and rail. There are also excellent primary and secondary schools close by. Be quick and book early!



Entrance

Entered via a double-glazed composite to the side with matching windows on either side and over.

Hallway

Stairs to the first floor. Picture rail. Part plate rail. Wood parquet flooring. Understairs cupboard.

Sitting Room 11'10" x 13'10" max

Double-glazed bay window to the front with fitted shutters. Coved ceiling. Picture rail. Wood parquet flooring. Radiator.

Living Room 13'2" x 12'5"

Double-glazed window to the front with fitted shutters. Cast Iron wood burning stove. Shelving into the alcoves. Picture rail. Wood parquet flooring.

Kitchen/Diner/Family Room 26' x 14'5" expanding to 17'2"

Double-glazed window to the rear and Skylight window. Double-glazed Bi-folding doors lead out to the rear garden with an additional window to the side. The kitchen offers a built-in storage cupboard under the stairs housing the immersion tank system. Fitted wall and base units with complimentary Quartz worktops over. Stainless steel sink and drainer with mixer tap. Induction hob with matching Quartz upstand splashback and a cooker hood fitted over. Integrated oven and grill. Integrated full-length dishwasher. Space for an American-style fridge/freezer. Tiled flooring throughout the kitchen/diner area.

Concealed gas combination boiler. The dining area offers two additional radiators and door access to the utility.

Utility Room

Double-glazed composite door to the front leading out to the driveway. Space and plumbing for a washing machine and double stack condensing tumble. Sink and matching Quartz countertop. Fitted storage cupboards. Radiator and tiled floor. The lobby leads to a shower room and Gym/home office.

Shower Room 7'5" x 4'11"

Double shower, w/c and vanity wash hand basin. Part tiled walls. Extractor fan. Tiled floor. Heated towel rail.

Gym/Office 8'5" x 9'6"

Double-glazed door leading out to the rear garden. Double-glazed Skylight window. Wood laminate flooring.

FIRST FLOOR

Stairs rise from the entrance hall with handrail and boxed bannisters.

Landing

Matching Bannister. Split-level landing with a double-glazed window offering light. Stairs to the second floor.

Bedroom Two 12'10" max x 11'10" max

Double-glazed bay window to the front with fitted shutters. Radiator. Picture rail.



Bedroom Three 12'4" x 13'2"

Double-glazed window to the front with fitted shutters. Radiator. Fitted wardrobes. Picture rail.

Bedroom Four 11'4" x 10'2"

Double-glazed window to the rear. Radiator. Wood flooring set in a wood parquet style. Understairs cupboard. Vaulted ceiling with a Mezzanine above with a glass bannister and a door leading to an en-suite.

En-suite 7'9" x 6'9"

Obscure double-glazed window to the side. Shower, separate bath with central mixer tap, w/c and vanity wash hand basin. Light up mirror. Extractor fan. Part divided walk-in wardrobe. Heated towel rail.

Walk in Wardrobe 6'2"max x 6'9" max

Space for hanging rails and storage. Wood flooring matching the bedroom

Bedroom Five 7'4" x 8'5"

Double-glazed windows to the rear. Radiator.

Family Bathroom 6'9" x 8'6"

Obscure double-glazed window to the side. Wet room-style walk-in shower. Freestanding bath with wall-mounted central mixer tap. Vanity wash hand basin and w/c. Light up mirror. Radiator and towel rail. Tiled walls and floor. Extractor fan.

SECOND FLOOR

Stairs from the first floor with wooden hand rail.



Half Landing/Mezzanine 14' x 7'2"

Opens to the Mezzanine area with a small sitting nook with a double-glazed skylight window. Glass bannister looking over bedroom four. Matching wood flooring parquet style to bedroom four.

Bedroom One 18' x 15'6"

Double-glazed windows to the rear. Skylight windows to the front. Storage into the eaves. Radiator. Wood parquet style flooring. Door to en-suite.

En-suite 6'7" x 6'10"

Obscure double-glazed window to the rear aspect. Double shower en-suite, w/c and vanity wash hand basin. Light up mirror. Tiled walls. Heated towel rail. Extractor fan.

Walk in cupboard

Further storage and light.

OUTSIDE

Front

Two-car double tandem driveway with a further stone chipping area. Outside light. Gate side access. Small storm porch area.

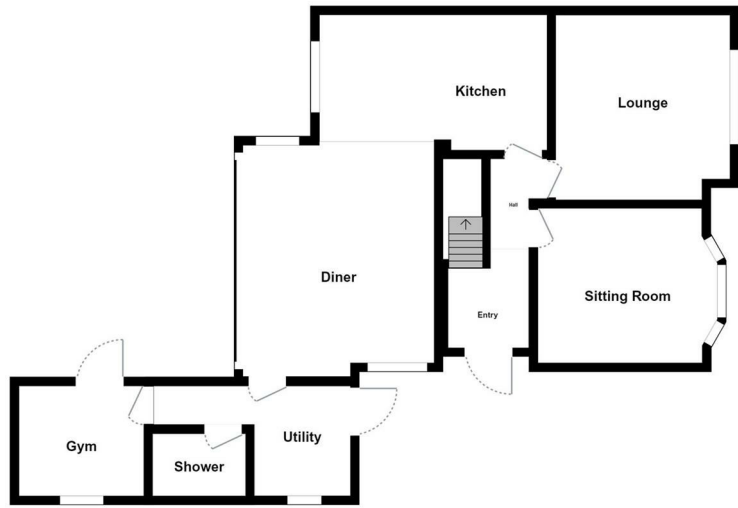
Rear

Enclosed garden with paved patio matching the tiled floor within the kitchen. Astro turf lawn and outside lighting. Purpose-built storage room with an obscure double-glazed door access. Further patio area hideaway.

Tenure

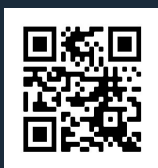
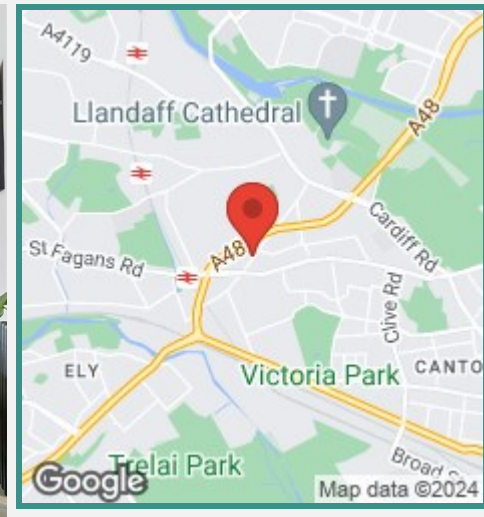
We have been advised by the vendor that the property is Freehold.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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