



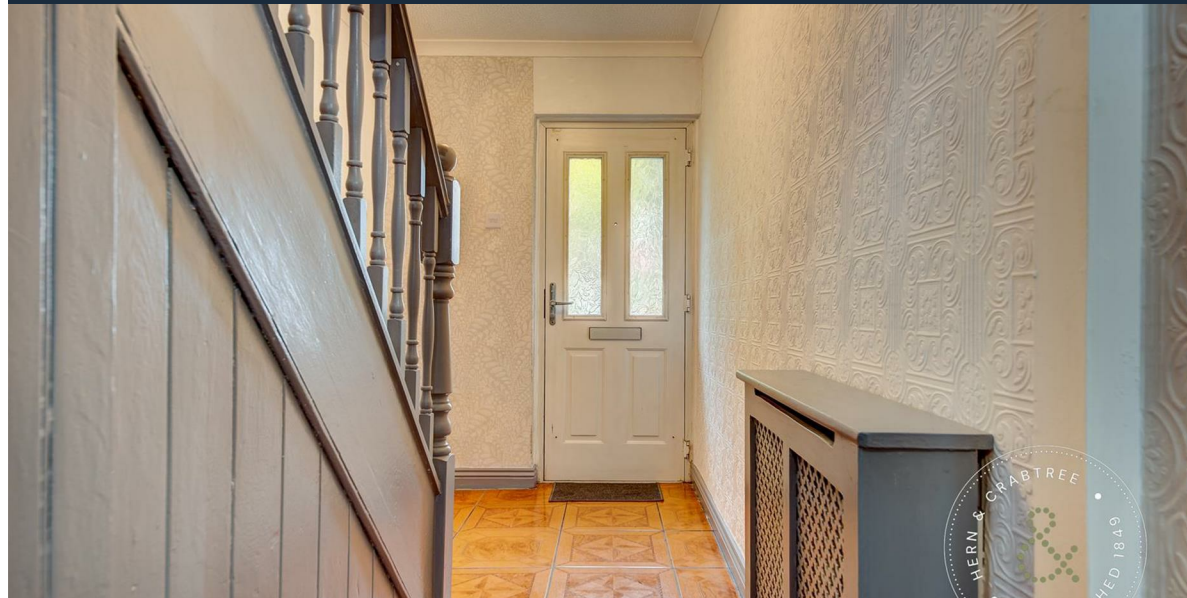
Windsor Green

| Lower Ely | Cardiff | CF5 4BH



WINDSOR GREEN

Guide Price £205,000



No Chain. A three bedroom semi-detached house perfectly placed in this quiet cul de sac in Lower Ely, with views across the green. In need of some modernisation but offering excellent potential, this would make a fantastic first time buy or for a young family.

The property comprises of an Entrance Hall, Lounge, Kitchen/Dining Area and a Utility Space. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a good size rear garden.

Entrance Hall

Entered via double glazed front door, tiled floor, stairs to the first floor with understaris cupboard.

Utility/W.C

6'4 max x 5'10 max
Double glazed window to the rear, w.c and wash hand basin, plumbing for a washing machine, tiled floor.

Living Room

16'3 max x 11' max
Double glazed window to the front, radiator, electric fireplace and surround, coved ceiling, laminate flooring.

Kitchen

Double glazed window and double glazed patio doors to the rear, wall and base units, sink and drainer, four ring gas hob, integrated oven, radiator.

First Floor Landing

Stairs rise up from the hall,

double glazed window to the side, access to loft space.

Bedroom One

11' x 10'10 max
Double glazed window to the front, radiator, dado rail, built in wardrobe.

Bedroom Two

13'9 x 9'2 max
Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

8'11 x 7' max
Double glazed window to the front, radiator.

Bathroom

7'4 x 5'11 max
Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, towel rail.

Rear Garden

Patio sitting area, lawn, mature tree.

Front

Mature trees, lawn and shrubs, pedestrian gate.

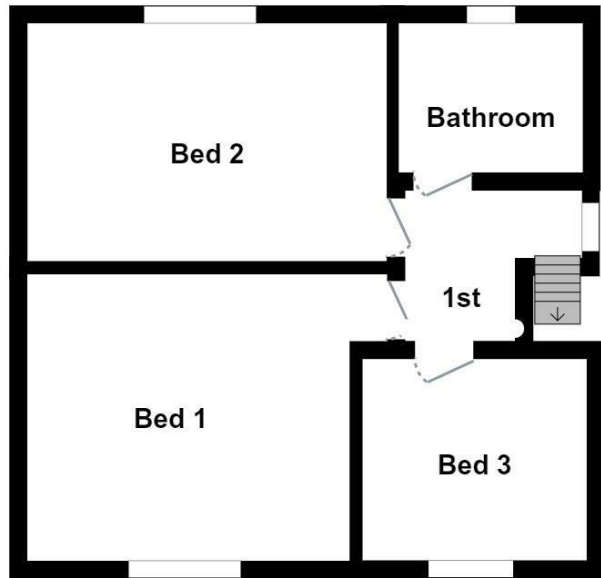
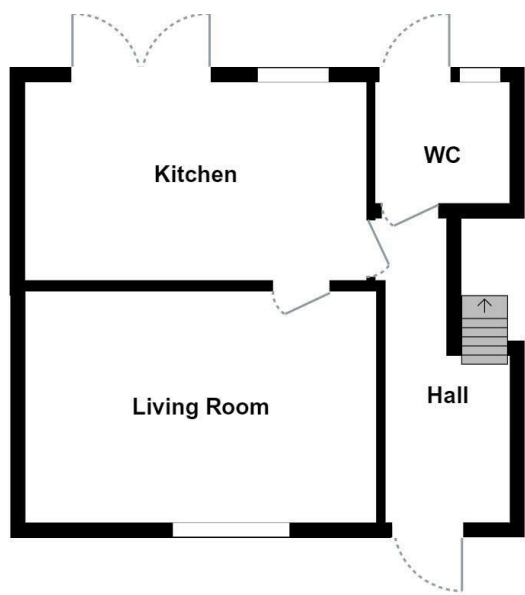
Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is C.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	68	

England & Wales EU Directive 2002/91/EC



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



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.