

Ely Road

LLANDAFF, CARDIFF, CF5 2BY

OFFERS IN EXCESS OF £495,000

**Hern &
Crabtree**



Ely Road

No Chain. Situated on a desirable corner plot on Ely Road in Llandaff, this extended semi-detached home offers generous living space with four large reception rooms and four well-proportioned bedrooms. Retaining plenty of charm and character, the property boasts a double garage and a substantial garden, perfect for outdoor enjoyment. While in need of modernisation, this home presents an exciting opportunity for the next occupier to put their own stamp on.

Ely Road is perfectly located close to local shops and amenities as well as a stroll away from Victoria Park and Insole Court. There are good public transport links to and from Cardiff City Centre and also easy access to main roads.



1585.00 sq ft

Porch

Porch with tiled flooring and sides. Composite glazed door leading into the hallway.

Entrance Hall

Stairs to the first floor. Coved ceiling. Picture rail. Radiator. Parquet flooring.

Cloakroom

1/c and wash hand basin. Wooden flooring. Part tiled walls.

Lounge

12'5" x 16'5"

Double glazed bay windows to the front. Radiator. Parquet flooring. Coved ceiling. Picture rails. Fireplace with wooden surround and hearth.

Sitting Room

11'2" x 14'1"

Double glazed doors to the rear. Coved ceiling. Picture rail. Parquet flooring. Radiator.

Reception Room

9'7" x 9'9"

Double glazed windows to the side. Coved ceiling. Parquet flooring. Radiator.

Dining Room

12'8" x 15'9"

From the hallway on the left is a further living room. Double glazed window to the front. Electric fire. Loft access hatch.

Kitchen

10'10" x 9'7"

Double glazed windows to the rear and door to the side. The kitchen is fitted with wall and base units with worksurfaces. Stainless steel sink and drainer. Tiled splashbacks. Combi boiler. Space for appliances.

Utility

6'10" x 6'6"

Double glazed windows to the rear. Obscure glazed door to the side. Stainless steel sink and drainer. Wall and base units. Laminate flooring.

FIRST FLOOR

Landing

Stairs from the entrance hall. Double glazed window to the side.

Bannister. Airing cupboard. Coved ceiling and picture rail. Loft access hatch.

Bedroom One

16'9" x 11'4"

Double glazed bay windows to the front. Radiator. Coved ceiling. Picture rail. Built in wardrobe.

Bedroom Two

11'2" x 14'

Double glazed windows to the rear. Radiator. Coved ceiling. Picture rail.

Bedroom Three

9'8" x 11'3"

Double glazed windows to the rear. Radiator. Coved ceiling. Picture rail.

Bedroom Four

7'7" x 8'8"

Double glazed windows to the front. Radiator. Coved ceiling. Picture rail.

Bathroom

6'7" x 6'11"

Obscure double glazed window to the side. Bath with power shower over. Radiator. Laminate flooring. Access to airing cupboard.

W/c

Obscure double glazed window to the side. W/c. Part tiled walls. Laminate flooring.

OUTSIDE

Front

Good size front garden with path. Mature trees and mainly laid to lawn.

Rear

South facing rear garden. Paved patio area. Mainly laid to lawn with mature shrubs and trees. Cold water tap. Timber frame shed. Garage to the rear with off street parking for two vehicles.

Garage

Double garage with power.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - D. Council Tax -

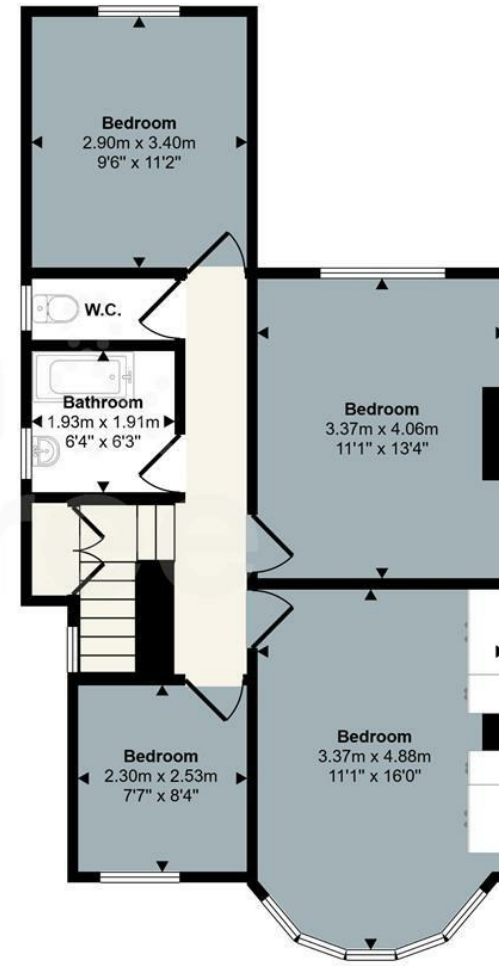
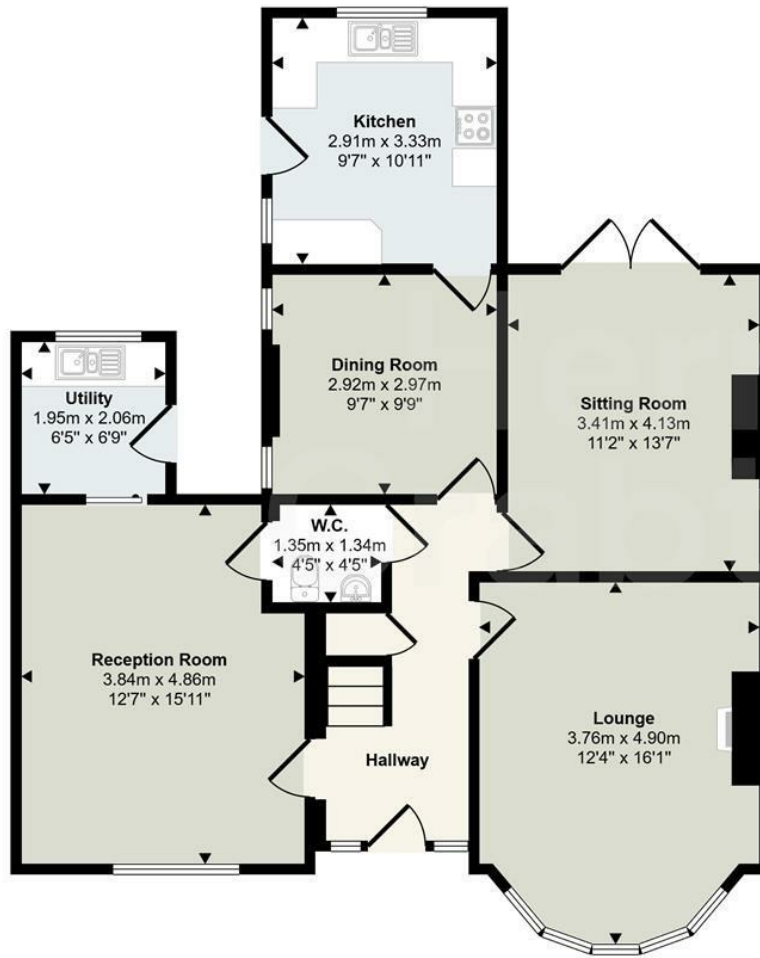
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Approx Gross Internal Area
147 sq m / 1585 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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