

# Arles Road

LOWER ELY, CARDIFF, CF5 5AP

**GUIDE PRICE £280,000**

**Hern &  
Crabtree**



# Arles Road

Located on one of the most sought-after streets in Lower Ely, this extended and traditional three-bedroom semi-detached house offers generous living space and wonderful potential. Ready for its next occupier to make it their own, the property is ideal for families or buyers looking to personalise their next home.

The accommodation briefly comprises: an inviting entrance hall, cloakroom, dining room, an extended sitting room, and kitchen to the ground floor. Upstairs, you'll find three bedrooms and a shower room. Externally, the property boasts a private rear garden ideal for outdoor living as well as a garage and a key block driveway providing off-street parking to the front.

Arles Road is located in Lower Ely and is placed perfectly to gain access to the M4 and has excellent transport links to and from Cardiff City Centre. Internal viewings are a must!



1047.00 sq ft

#### Entrance

Storm porch with tiled floor then into hallway via a wood front door, dado rail, coved ceiling, radiator, stairs to the first floor with w.c downstairs.

#### Cloakroom

Situated under the stairs with double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled walls, laminate floor.

#### Dining Room

12'7 x 14'2

Double glazed bay window to the front, radiator, coved ceiling, parquet flooring.

#### Living Room

11'10 x 19'8

Sliding patio door to the rear, radiator, coved ceiling, dado rail, fireplace, parquet flooring.

#### Kitchen

15'9 x 6'10

Double glazed window to the side and double glazed patio door to the rear, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, space for gas cooker, space for appliances, tiled walls, tiled floor.

#### First Floor Landing

Stairs rise up from the hall, double obscure glazed window to the side, coved ceiling, dado rail, access to loft space.

#### Bedroom One

14'3 x 9'4

Double glazed bay window to the front, radiator, coved ceiling, built in wardrobes, wood laminate flooring.

#### Bedroom Two

11'10 x 12'3

Double glazed window to the rear, radiator, dado rail, built in storage cupboard, wood laminate flooring.

#### Bedroom Three

7'10 x 8'3

Double glazed window to the front, radiator, dado rail.

#### Bathroom

6'7 x 7'7

Double obscure glazed window to the rear, built in cupboard housing the hot water tank and the boiler, a wet room style room with tiled walls and floor, heated towel rail, shower, w.c and wash hand basin.

#### Rear Garden

Enclosed by wooden fence, paved and gravel areas, cold water tap.

#### Garage

Driveway to side leads to a single garage with up and over door to the front with power.

#### Front

Low rise wall, paved driveway.

#### Tenure

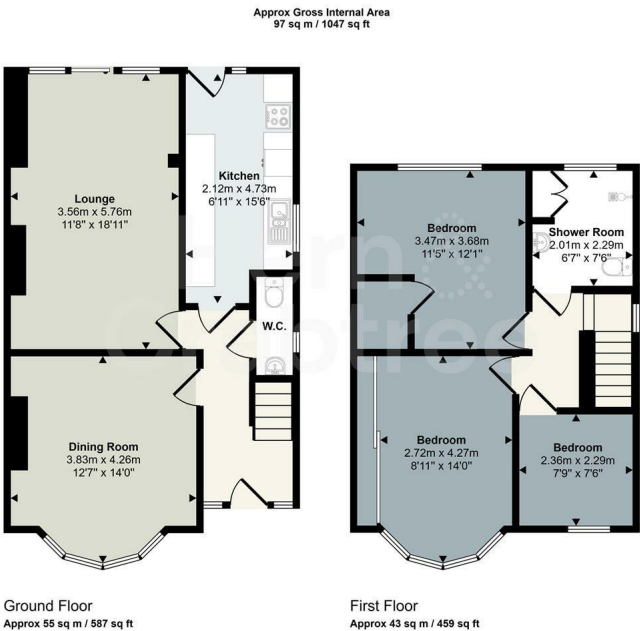
We have been advised by the seller that the property is freehold and the council tax band is TBC

#### Disclaimer

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



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