

Cowbridge Road West

| Ely | Cardiff | CF5 5DA

COWBRIDGE ROAD WEST

Guide Price £285,000



A simply stunning, extended semi-detached house located on Cowbridge Road West in Ely. This property has been completely transformed by the owners from top to bottom, boasting a double story extension to the side and a single to the rear offering excellent spacious living.

With a modern and stylish feel throughout, the accommodation briefly comprises: Entrance Hall, Cloakroom, Spacious Lounge, Open Plan Kitchen/Diner and Bedroom One with an En-Suite to the ground floor. To the first floor are Three Bedrooms with a Shower Room and a Bathroom and a Home Office/Store Room. The property further benefits from well maintained front and rear gardens.

This wonderful property is situated on Cowbridge Road West and is located within close proximity to Culverhouse Cross, there are a good selection of amenities and 24 hour Tesco along with excellent M4 access and link road to Cardiff city centre. Internal viewings are highly recommended!

Entrance

Entered via a double-glazed composite door to the front with a matching window into a large hallway.

Hallway

Stairs to the first floor with understairs cloakroom. Radiator. Wood laminate floor. Series of spot lights.

Cloakroom

W/c, wash hand basin and extractor fan. Wood laminate floor.

Lounge

16'8" x 12'6"

Double-glazed windows to the front. Two Radiators. Fireplace alcove with inset cast iron wood burning stove on a slate hearth. Cupboard built into the alcove. Wood laminate floor. Doorway through to the kitchen/diner.

Kitchen/Diner

16'8" x 9'

Double-glazed windows to the rear. The kitchen/diner is fitted with a selection of wall and

base units with complimentary worktops. Underlighting. Five-ring gas hob, integrated oven with cooker hood over. Sink and drainer with mixer tap. Integrated washing machine and full-length dishwasher. Space for washing machine and fridge freezer. Wood laminate flooring. Vertical Radiator. Door to lobby.

Inner Lobby

14'9" x 13'5"

Double-glazed door leading out to the rear garden and door to a ground-floor bedroom. Wood laminate floor.

Bedroom

Wood laminate floor. Skylight window and double-glazed window to the side and rear with fitted plantation shutters. Radiator. Wood laminate floor. Door to en-suite.

En-suite Showe Room

6'5" x 5'8" max

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

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and spindles.

Landing

Double-glazed window to the side. Bannister.

Bedroom One

12'7" x 10'2"

Walkway to bedroom one and bathroom. Double-glazed windows to the front. Wood laminate floor. Radiator. Cast iron feature fireplace.

Bathroom

9'5" x 6'3"

Obscure double-glazed window to the front. W/c, wash hand basin and Spa bath. Radiator. Vinyl floor. Part tiled wall.

Bedroom Two

9'3" max x 9'6" max

Double-glazed windows to the rear. Wood laminate floor. Radiator. Linen cupboard with a gas combi boiler. Feature cast iron fireplace.

Bedroom Three

Double-glazed windows to the front. Radiator.

Shower Room

6'10" x 4'6"

Obscure double-glazed window to the rear. Corner shower, W/c, wash hand basin. Tiled wall. Vinyl floor. Heated towel rail.

Storage Room

5'10" x 4'1"

Large airing cupboard. Double-glazed window to the rear. Radiator.

OUTSIDE

Front

Hardstand to the front. Lawn and steps up to the front door. Outside light.

Rear

Enclosed rear garden. Split level with

a patio and steps leading up to the main decked area and lawn. Timber frame shed. Cold water tap and light.

Additional Information

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

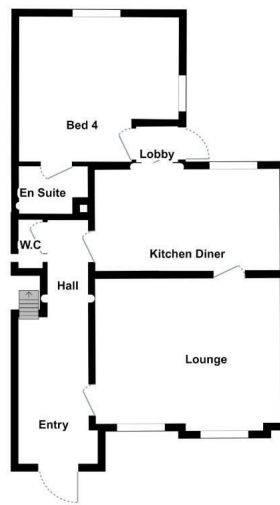
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

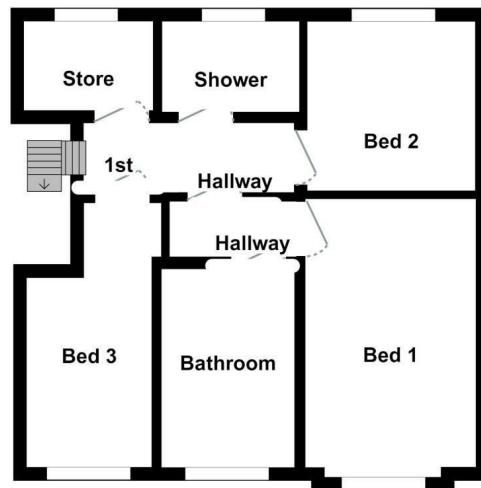


Call Hern & Crabtree to arrange a viewing on 02920 555 198



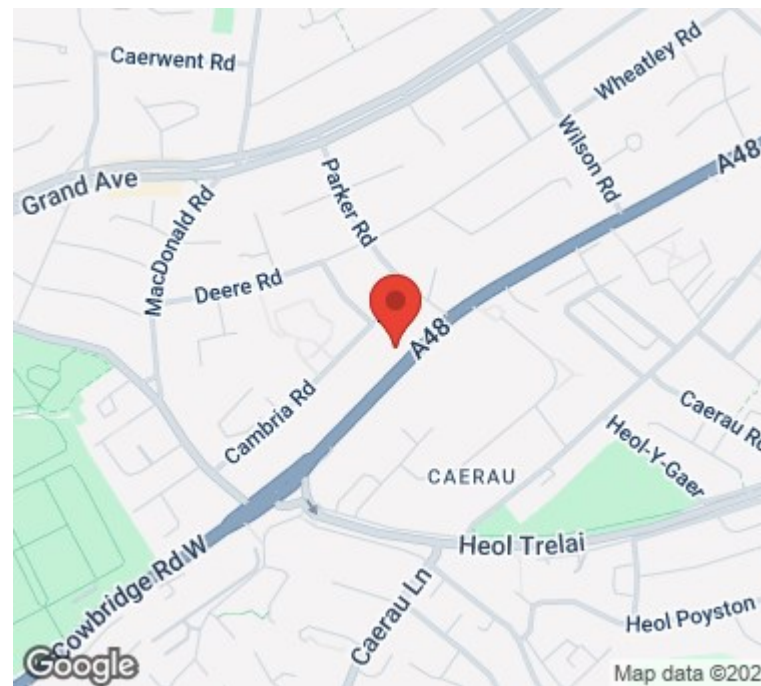
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



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		
England & Wales		EU Directive 2002/91/EC



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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.