

# Mill Road

LOWER ELY, CARDIFF, CF5 4AG

**GUIDE PRICE £69,000**

**Hern &  
Crabtree**



# Mill Road

Recently redecorated. No chain. A fantastic opportunity to acquire a one-bedroom ground floor apartment located on Mill Road in Lower Ely, featuring a spacious communal garden. Ideal for first-time buyers or those looking to downsize.

The accommodation briefly comprises: private entrance, lounge/diner, fitted kitchen, double bedroom, and a shower room.

Conveniently situated within walking distance of local amenities along Cowbridge Road, including retail parks, superstores, and excellent commuter links. This property offers great potential for anyone looking to get on the housing ladder in a well-connected location.

being sold with a newly installed Ideal gas combi boiler with a 5 year warranty.

Please note, due to lease restrictions, this property is not able to be rented out.



**438.00 sq ft**

#### Entrance

Entered via a composite front door, into living room.

#### Living Room

Double glazed window to the front, two radiators, combination boiler.

#### Kitchen

Wall and base units, stainless steel sink and drainer, space and plumbing for a washing machine, space for electric cooker, space for fridge/freezer.

#### Bedroom

Double glazed window to the rear, radiator.

#### Bathroom

Double obscure glazed window to the rear, walk in shower, w.c and wash hand basin, radiator, tiled floor.

#### Rear Garden

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

#### Tenure and additional information

999 Year lease extended upon completion - Approx £300 + building repair costs if incurred. 12A Mill Road is being sold with a newly installed Ideal gas combi boiler with a 5 year warranty

Epc - C. Council Tax - A

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

