



Ely Road

| Llandaff | Cardiff | CF5 2JG

Hern and Crabtree

ELY ROAD

Offers In Excess Of £299,950



A stylish yet homely two bedroom, traditional end of terrace cottage placed in the the heart of Llandaff Village and a stones throw from the High Street. With an open plan kitchen/diner taking centre stage, this would make a perfect first time buy or anyone looking to downsize.

The accommodation briefly comprises: Entrance Porch, Lounge and open plan Kitchen/Dining Room to the ground floor. To the first floor are Two Bedrooms and a family Bathroom. The property further benefits from a front and beautifully maintained rear garden,

The historical village of Llandaff lies approximately three miles northwest of Cardiff. Well known for Llandaff Cathedral, dating back to the 12th century and the township dating back to the 1600s. Today Llandaff village offers a variety of independent boutique shops, gastro pubs, cafés and restaurants, even a small hip cocktail lounge. Llandaff has the long-standing rugby club; rowing club and regular park runs in Pontcanna playing fields. EPC=C

Entrance

Entered via double-glazed door to the front with matching windows on either side into a small porch.

Porch

Tiled flooring. Leads into the living room.

Living Room

11'11"max x 12'9" max

Double-glazed bay window to the front in recess. Fireplace alcove. Oak wood flooring. Radiator Door to the stairs that lead to the first floor. Door to the kitchen. Fitted shelving in the recess with desk area and cupboard.

Kitchen/Diner

18'5" x 13' max

Double-glazed window to the rear and double-glazed obscure door leading out to the garden. The kitchen is fitted with wall and base units with complimentary

woodwork tops over. Space for gas cooker and cooker hood over. Tiled splashback. Belfast ceramic sink. Offset to the side is space and plumbing for washing. Space for American-style fridge freezer. Space and plumbing for washing machine and further countertop and shelving. Gas combination boiler. Stone tiled floor in the kitchen area and oakwood flooring in the dining area. The dining area has a built-in storage cupboard. Radiator.

FIRST FLOOR

Stairs rise us from the living room with a stripped wooden staircase and carpet runner.

Landing

Loft access hatch. Oakwood flooring and bannister. Radiator. Air filtration unit.

Bedroom One

11'10" max 13'1" max

Double-glazed window to the front. oakwood flooring. Radiator. Recess for wardrobe and dresser.

Bedroom Two

16'3" to wardrobe x 7'2" max narrowing to 6'3"

Double-glazed window to the rear. oakwood flooring. Fitted mirror wardrobes.

Bathroom

6'4" x 7'11"

Obscure double-glazed window to the rear. Bath with shower over and mixer and splash back screen. Wash hand basin and w/c. Heated towel rail. Part tiled walls. Tiled floor. Extractor fan.

OUTSIDE

Front

Front garden with path and wall with a wrought iron railing and gate.

Rear Garden

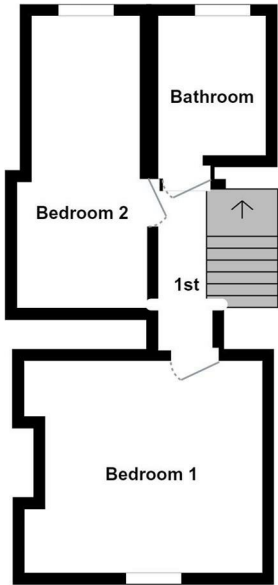
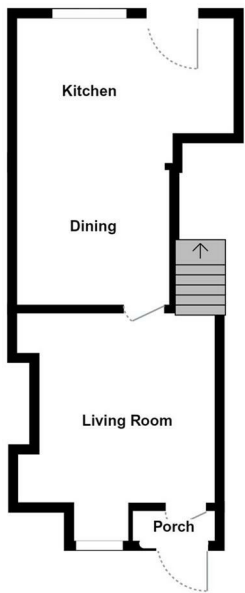
Enclosed landscaped rear garden. Stone paved patio. Raised flower borders. further patio sitting area. Brick-built shed. Steps to the shared pathway to the rear.

Additional information

We have been advised by the vendor that the property is Freehold and that the Council Tax Band is E.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			65
(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.