

17 Glan Ely Close,

Cardiff, CF5 3EJ

Asking Price Of

**£230,000**



Estate Agents and  
Chartered Surveyors



End Of Terrace Property

3

1

2

1

# Property Description

**\*\*SEMI-DETACHED PROPERTY\*\*THREE BEDROOMS\*\*OPEN PLAN KITCHEN/DINING ROOM\*\*GARAGE\*\***

A well presented three bedroom, semi detached family home in Fairwater. Front garden leading to a good sized entrance porch. The ground floor has a good sized lounge, open plan modern kitchen/dining room and Cloakroom/WC. To the first floor there are two double bedrooms, a third bedroom and modern family bathroom. A well maintained rear garden with gated, rear access and single garage. EPC Rating: D

**Tenure Freehold**

**Council Tax Band C**

**Floor Area Approx 879 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE

### ENTRANCE PORCH

6' 7" x 3' 3" (2.02m x 1.72m)

Entered via a modern, composite door; a good sized porch. Radiator. uPVC window to front. Door leading to hallway.

## HALLWAY

15' 3" x 5' 11" (4.67m x 1.81m)

Hallway with grey, laminate flooring, Radiator. Door to WC. Doors leading to lounge and kitchen/diner. Stairs to first floor.

## CLOAKROOM

5' 8" x 2' 7" (1.75m x 0.8m)

Modern white, low level WC with built in wash hand basin; chrome tap. Obscured glass window to porch. Vinyl flooring.

## LOUNGE

15' 3" x 11' 2" (4.65m x 3.41m)

Aspacious, family living room. Large uPVC window to front. Radiator.

## KITCHEN/DINING ROOM

17' 6" x 10' 8" (5.34m x 3.27m)

Modern, white high gloss kitchen appointed along two sides, low and eye level cupboards, white ceramic sink and side drainer with gold

build in hot water tap, integrated electric hob, integrated fridge freezer and integrated dishwasher. Breakfast bar with low level cupboards. Marble effect laminate worktops and splashbacks. Ample space for dining room table. Tiled flooring and wall panelling. Spotlights. Two uPVC windows to rear. Obscured glass uPVC door opening into rear garden.

## FIRST FLOOR

### LANDING

Half wall panelling, large storage cupboard currently being used as a dressing room. Doors leading to three bedrooms and family bathroom.

### BEDROOM ONE

11' 2" x 9' 5" (3.42m x 2.89m)

A good sized double bedroom. Feature wall panelling on one wall, built in sliding door wardrobes. Radiator. uPVC double glazed window to front.

### BEDROOM TWO

12' 8" x 10' 9" (3.88m x 3.28m)

A second double bedroom. uPVC window to rear overlooking the garden. Radiator.

### BATHROOM

8' 8" x 7' 6" (2.66m x 2.3m)

Modern, white bathroom suite; low level WC, black vanity with oak countertop, bowl wash hand basin, black mixer tap. L-Shaped bath with

black dual headed shower, black mixer tap, glass/black shower screen, modern black heated towel rail. Extractor fan. Spotlights. Obscured glass window to rear. Tiled flooring and splashbacks.

### BEDROOM THREE

8' 4" x 7' 10" (2.56m x 2.39m)

A third bedroom. Radiator. uPVC window to front.

## OUTSIDE

### FRONT

Bordered by a stone wall and timber fence, a quaint front garden with metal gate. Paved pathway leading to door.

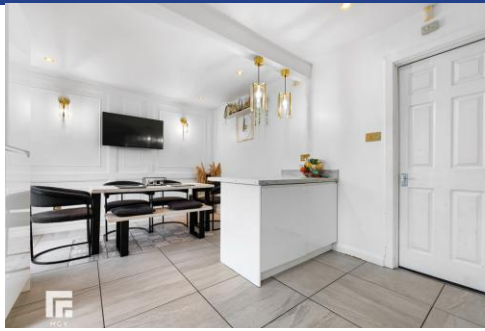
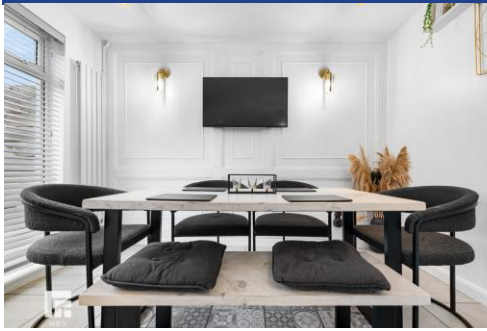
### REAR GARDEN

A well maintained rear garden bordered by a timber fence; timber gate for rear access. Paved patio area, artificial grass. Power and lighting. Outside tap.

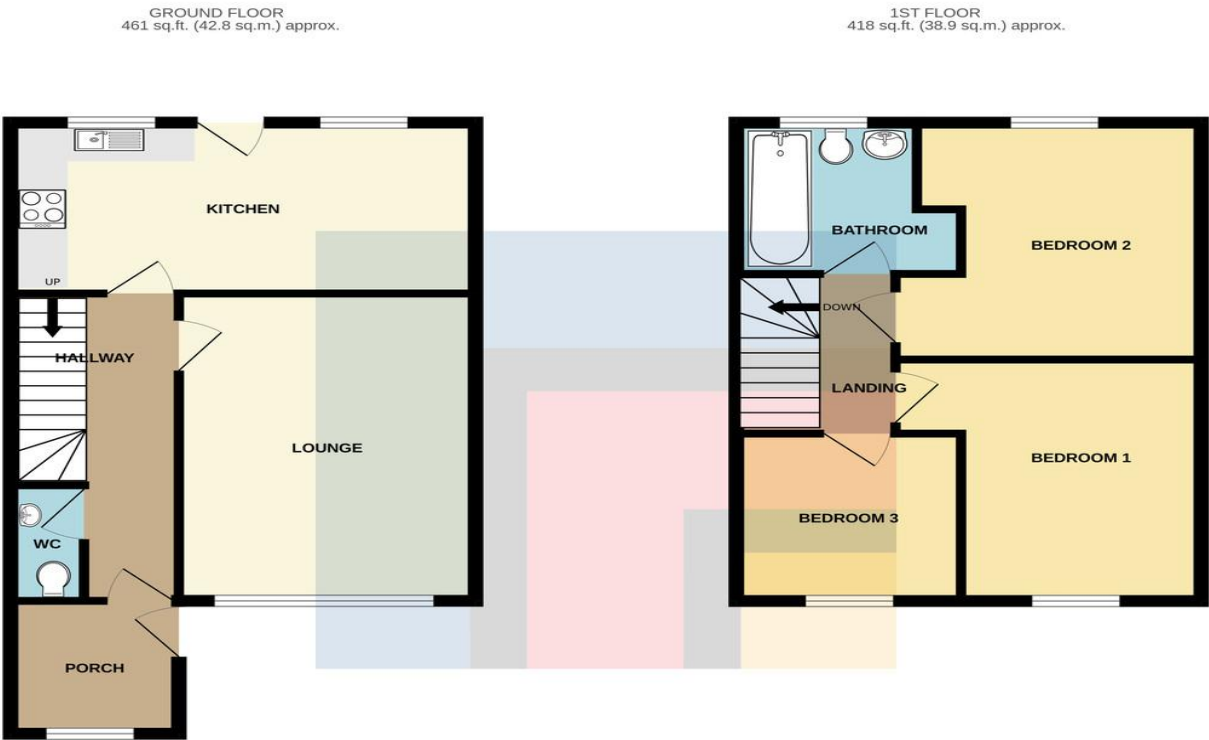
### GARAGE

Single garage with up and over door, pedestrian door to side.

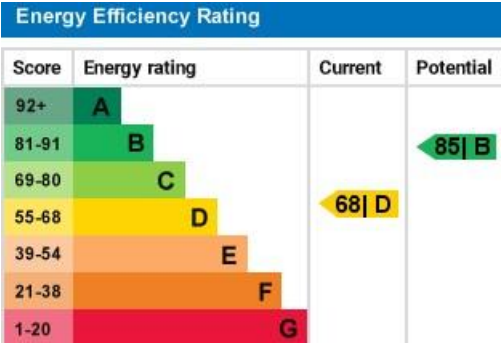
17 Glan Ely Close,  
Cardiff, CF5 3EJ



17 Glan Ely Close,  
Cardiff, CF5 3EJ



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Radyr 029 2084 2124  
Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



mgys.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.