

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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GRAND AVENUE
ELY

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ELY, CF5 4BL - £225,000

This house is offered to market Chain free.

This delightful house boasts 3 bedrooms, a spacious lounge and dining area, modern kitchen, WC, and family bathroom. This property is perfect for a growing family or those in need of extra space. This property features a large garden, and side plot. The house has a modern finish throughout, it was refurbished when purchased, ensuring that you'll be moving into a well-maintained and updated home.

Situated in a central location, with convenient transport links to the city centre and plenty of amenities nearby.

Whether you're looking to settle down or invest in a property with potential, this house on Grand Avenue is a fantastic opportunity.

 3 bedroom(s)  1 bathroom(s)  761.00 sq ft

LOUNGE
5.16m x 4.11m (16'11" x 13'6")

KITCHEN
4.09m x 2.77m (13'5" x 9'1")

W.C
0.79m x 1.27m (2'7" x 4'2")

UTILITY SPACE
0.79m x 1.40m (2'7" x 4'7")

LANDING
1.98m x 2.39m (6'6" x 7'10")

BATHROOM
1.24m x 2.06m (4'1" x 6'9")

BEDROOM 1
3.07m x 4.09m (10'1" x 13'5")

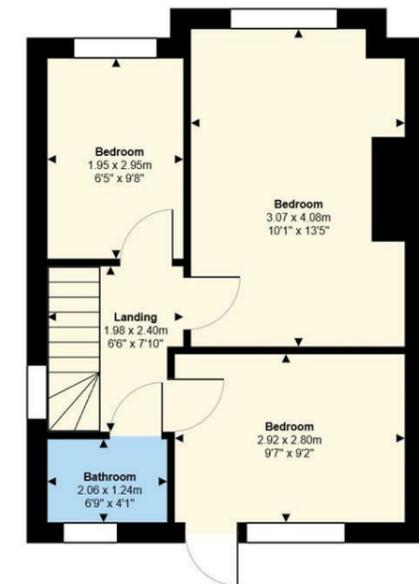
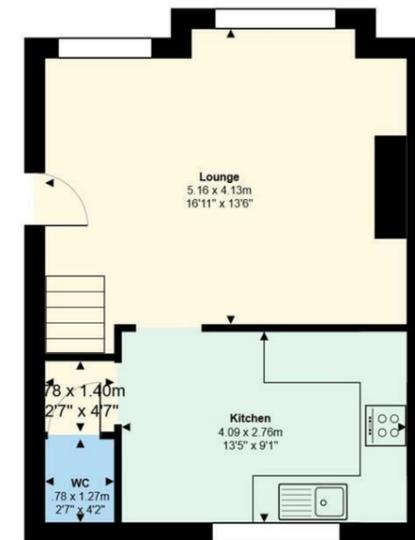
BEDROOM 2
2.92m x 2.79m (9'7" x 9'2")

BEDROOM 3
1.96m x 2.95m (6'5" x 9'8")

TENURE
We are advised this property is Freehold. This will need to be confirmed by your legal representative.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	



56a, Grand Avenue, Ely, CF5 4BL

Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only