

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BRUNDALL CRESCENT
ELY



PORCH

ENTRANCE HALLWAY

3.38m max x 2.51m max (11'1" max x 8'3" max)

W.C.

1.47m x 0.84m (4'10" x 2'9")

LIVING ROOM

4.52m into bay max x 3.68m to recess (14'10" into bay max x 12'1" to recess)

DINING ROOM

3.45m x 3.02m (11'4" x 9'11")

KITCHEN/BREAKFAST

5.69m max x 2.95m (18'8" max x 9'8")

LANDING

BEDROOM

4.14m max x 3.63m (13'7" max x 11'11")

BEDROOM

3.45m x 3.40m (11'4" x 11'2")

BEDROOM

2.74m max x 2.49m max (9' max x 8'2" max)

BATHROOM

2.26m x 1.65m (7'5" x 5'5")

FRONT & REAR GARDENS

The property has a long concrete driveway able to accommodate several vehicles which leads to a detached garage with an up and over garage door. There are areas laid to lawn either side of the driveway. The rear garden is southerly facing and has wooden fence and hedge boundaries with a patio, pathway and an area laid to lawn.

EPC

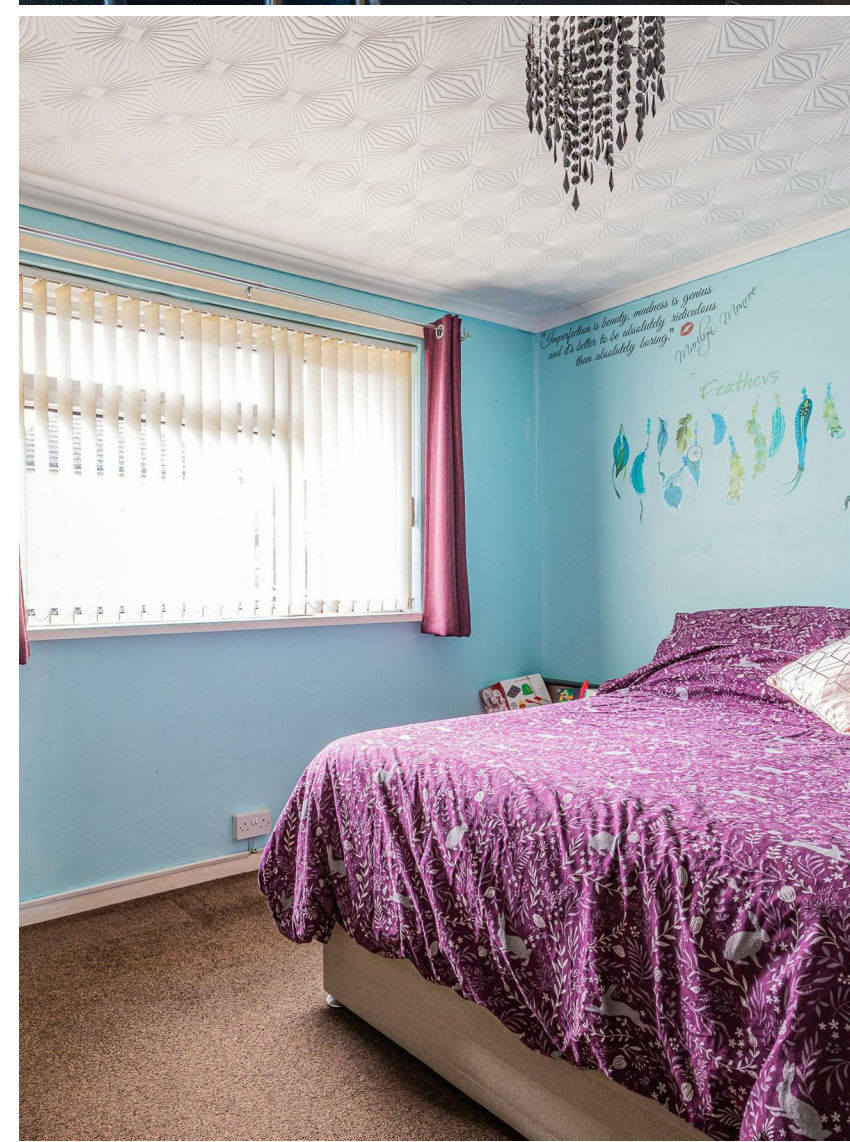
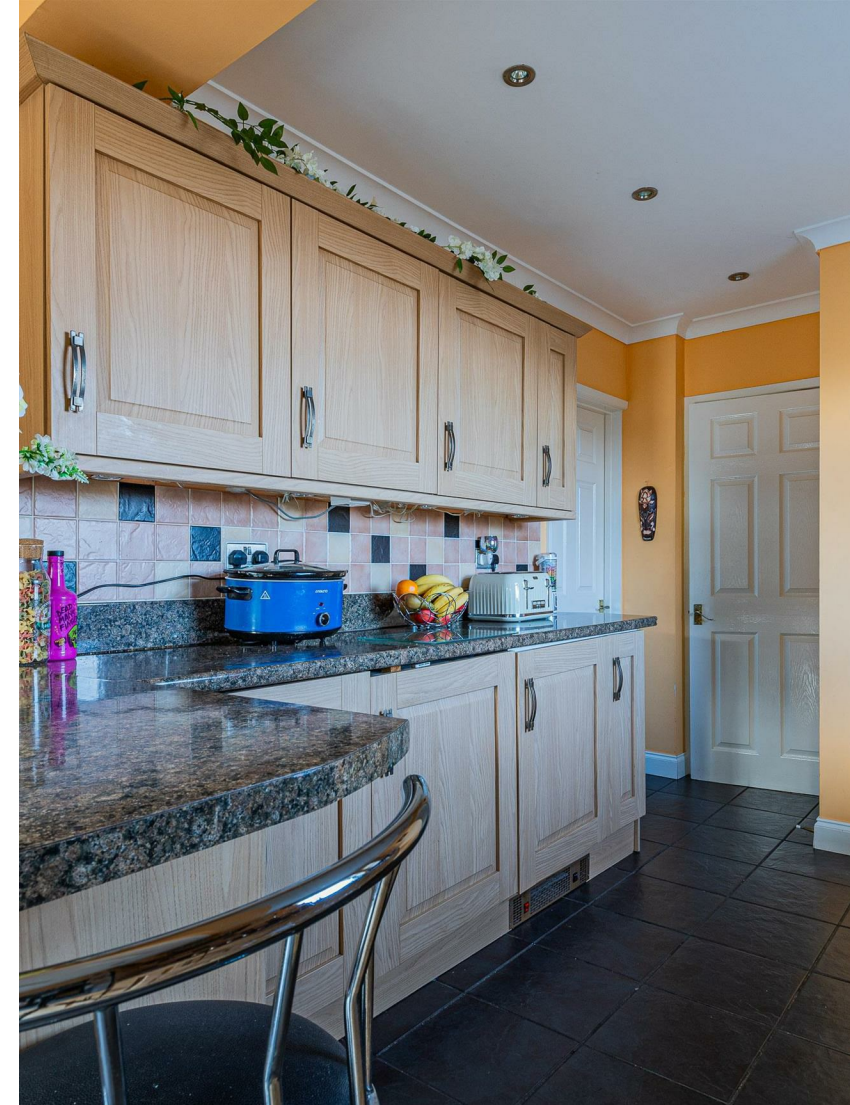
Rated D

COUNCIL TAX

Band D

TENURE

We have been advised by our seller client that the property is freehold your legal representative should confirm this.





BRUNDALL CRESCENT

ELY, CF5 4RU - £300,000



3 Bedroom(s)



1 Bathroom(s)



1058.00 sq ft

Nestled in the charming area of Culverhouse Cross, Cardiff is this delightful three-bedroom semi-detached family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-proportioned bedrooms offer peaceful retreat, perfect for unwinding after a long day. The bathroom is conveniently located on the first floor to serve the needs of the household. One of the standout features of this home is the sunny southerly facing garden, which enjoys a south-easterly aspect, making it an ideal spot for enjoying the sunshine throughout the day. For those with vehicles, the property offers generous driveway parking for up to five cars, along with a detached garage, ensuring that parking is never a concern. The location is particularly appealing, situated next to allotments that provide a sense of community and the opportunity for gardening enthusiasts to cultivate their own produce. Additionally, the property offers far-reaching views, enhancing the overall charm and appeal of the home. This residence is perfect for families looking for a blend of space, comfort, and a welcoming neighbourhood. With its excellent features and prime location, this property is sure to attract interest from prospective buyers. Don't miss the chance to make this lovely house your new home.



PROPERTY SPECIALIST

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Senior valuer

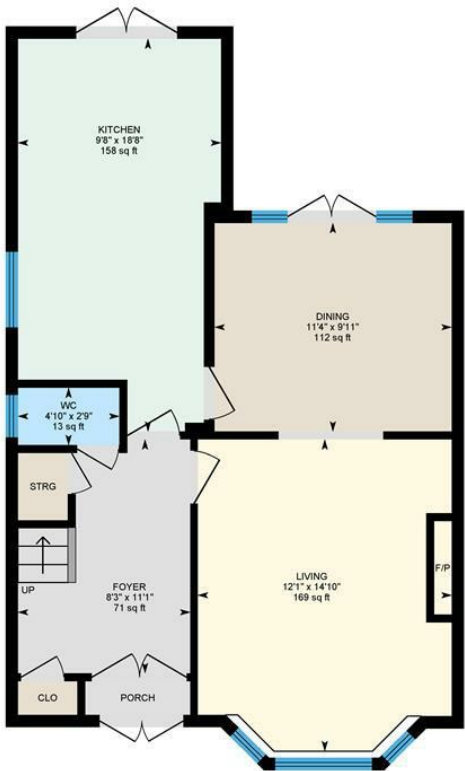




Brundall Crescent, Culverhouse Cross, Cardiff

Brundall Cres, Culverhouse Cross, CRF

Main Building: Total Interior Area 1058.46 sq ft



Ground Floor



1st Floor

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC