

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ELY ROAD



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

HALLWAY

HOME OFFICE

STORAGE

KITCHEN

3.15m x 2.67m (10'4" x 8'9")

BATHROOM

1.98m x 1.68m (6'6" x 5'6")

LIVING ROOM

4.57m x 3.15m (15' x 10'4")

BALCONY

BEDROOM

4.39m xx 3.18m (14'5" xx 10'5")

TENURE

we have been advised that the property is leasehold with approximately 172 years remaining on the lease. the service charge is approximately £1200 per annum which includes buildings insurance.

EPC

rated d

SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School (year 2024-25) Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. My English medium secondary catchment area is Fitzalan High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Pencae (year 2024-25) Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

COUNCIL TAX

Band C

PARKING

Non allocated ample parking.

COMMUNAL AREAS

Access to garden which is a good size area laid to lawn with an array of trees plants and mature shrubs.

“
A well presented apartment located very conveniently within close proximity to Llandaff. The property comprises of an entrance hallway, kitchen, lounge with balcony and one double bedroom. Benefits other than the excellent location include double glazing and parking.
”

Comments by - Mr Julian Preston



ELY ROAD

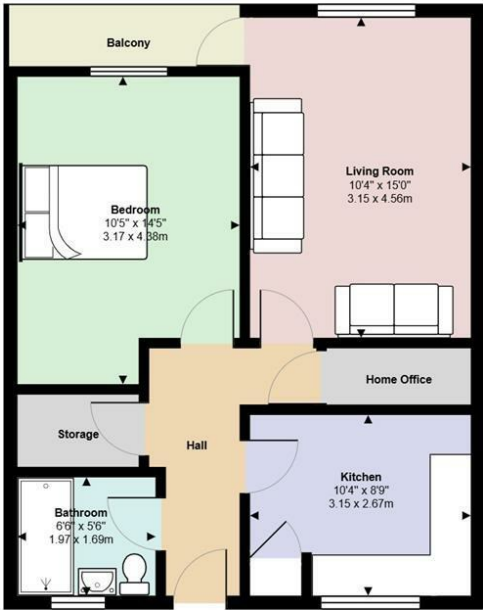
, CF5 2JB - £202,000

1 bedrooms 1 bathroom(s) 527.00 sq ft

Nestled on Ely Road in the vibrant city of Cardiff, this well-presented flat offers a delightful living experience in a purpose-built block. Spanning an impressive 527 square feet, the apartment features a spacious double bedroom, perfect for relaxation and rest. The inviting lounge area, which opens onto a charming balcony, provides an ideal space for entertaining guests or enjoying a quiet evening with a book. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals and entertain. The flat also includes a well-appointed bathroom, ensuring convenience and comfort for its residents. Built in 1980, this property has been maintained to a high standard, showcasing a blend of classic charm and modern living. Additionally, the flat benefits from allocated parking, a valuable asset in this bustling area. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy a comfortable lifestyle in Cardiff. With its prime location and thoughtful design, this property is sure to appeal to those seeking a blend of convenience and style.

PROPERTY SPECIALIST

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Senior valuer



Rowan Court, Ely Road, Llandaff

Total Area: 527 ft² ... 49.0 m²

All measurements are approximate and for display purposes only

