



13 Robert Street, Ely
Cardiff

£185,000

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





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Situated on a peaceful no-through road with excellent transport links into Cardiff City Centre, lies this two-double-bedroom mid-terraced property, which is in need of decorative refurbishment throughout.

The property is sold with vacant possession and no onward chain.

The accommodation briefly comprises an entrance porch leading into the entrance hall, with stairs rising to the first floor.

The lounge is open plan to the dining room. The lounge features a picture window to the front and a cast-iron fireplace set within a painted brick chimney breast, with base-level storage to one side. The dining room, with a window to the rear, includes a painted brick feature fireplace with display shelving to the recesses.

The kitchen, with a window to the side and glazed door to the rear, offers a range of base and wall-mounted units with roll-top work surfaces extending to a breakfast bar area. There is space and plumbing for white goods and access to an understairs storage cupboard. A wall-mounted Ideal gas-fired combination boiler is also located here.

The first-floor landing, with loft inspection point, gives access to the bedroom accommodation. Bedroom One is a generous double bedroom with two windows to the front and built-in wardrobe cupboards.

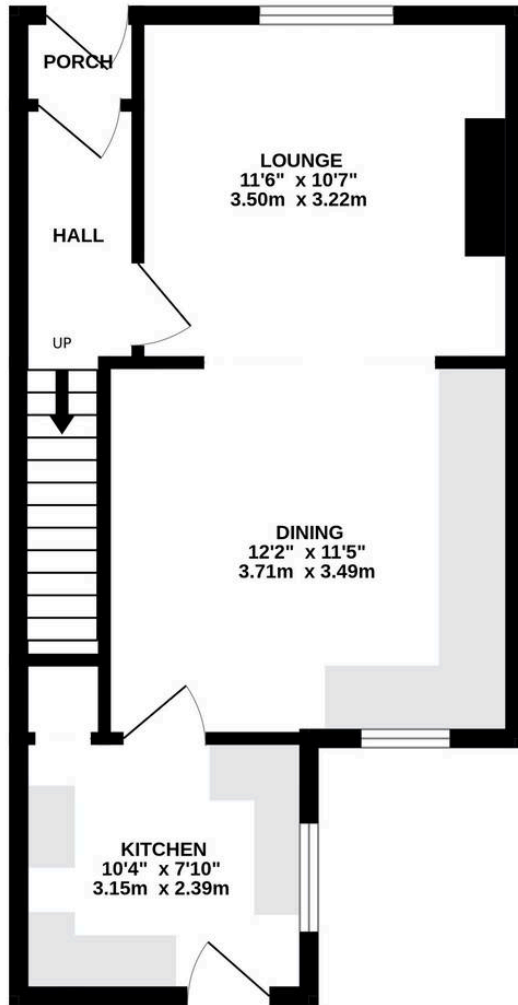
Bedroom Two is also a comfortable double bedroom and has a window overlooking the rear courtyard garden.

The family bathroom comprises a white four-piece suite including a panelled bath, fully tiled shower cubicle with mains shower fitted, low-level WC, and sink unit. There is also a door to a shelved storage cupboard.

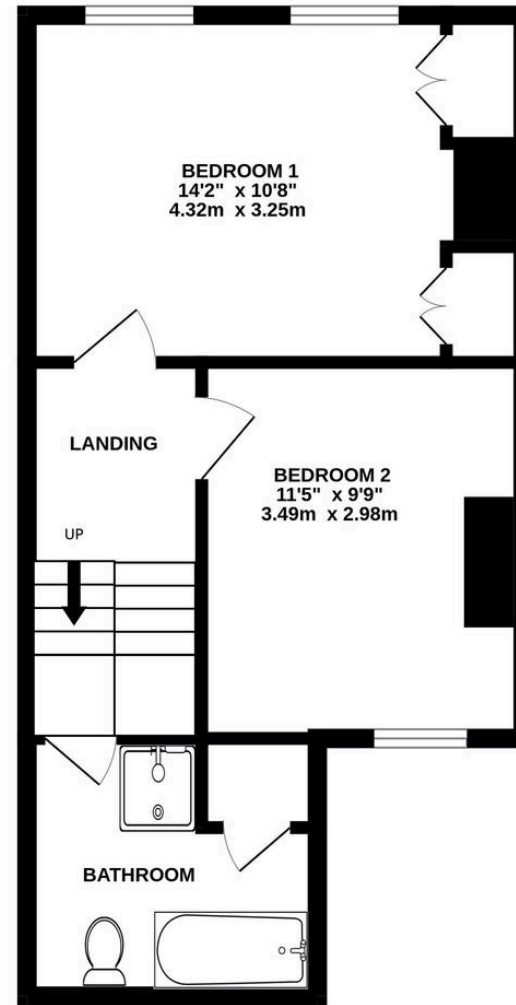
Outside, the front of the property features an enclosed forecourt. To the rear is an enclosed paved courtyard garden bordered by brick walling and panel fencing. Along the rear boundary is the block wall of a former garage with a single up-and-over door providing access from the rear lane.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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.
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