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CARDIFF

VALE

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BRISTOL

*Colin Way*

ELY



*This lovely semi-detached home offers plenty of space and comfort, with three good-sized bedrooms and around 1,060 sq ft of living room. The bright living room opens into a roomy conservatory, perfect for relaxing or hosting friends while enjoying views of the garden*

Comments by Mr Julian Preston



**Property Specialist**  
**Mr Julian Preston**  
 Senior valuer

julian@jeffreygross.co.uk



*This property on Colin Way is not just a house; it is a home that promises comfort, space, and a welcoming community. Do not miss the chance to make it your own. Suitable for families and first time buyers.*

Comments by the Homeowner





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



# Colin Way

Ely, Cardiff, CF5 5AJ

Asking Price

£250,000



3 Bedroom(s)



1 Bathroom(s)



1060.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1060 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious living room that exudes warmth and character. This area flows seamlessly into a generously sized conservatory, providing an excellent space for relaxation or entertaining guests while enjoying views of the garden. The conservatory is a wonderful addition, allowing natural light to flood the home and creating a bright, airy atmosphere. The property boasts a well-appointed ground floor bathroom, ensuring convenience for all residents. Outside, the garden is a true highlight, offering a tranquil retreat with ample space for outdoor activities. Additionally, a workshop is included, perfect for those with hobbies or DIY projects. Parking is made easy with a driveway with a drop kerb a valuable feature in this area. The combination of a lovely garden, practical living spaces, and convenient parking makes this semi-detached house a fantastic opportunity for anyone looking to settle in Cardiff.



## Hall

Living Room 14' excluding bay x 9'11" into recess (4.27m excluding bay x 3.02m into recess)

Kitchen 8'10" x 7' (2.69m x 2.13m)

Conservatory 19'2" max x 16'2" max (5.84m max x 4.93m max)

## Landing

Bedroom 14' excluding bay x 9'10" to recess (4.27m excluding bay x 3.00m to recess)

Bedroom 8'11" x 7'0 (2.72m x 2.13m)

## Bedroom

Bedroom 8'11" max x 8'2" max (2.72m max x 2.49m max)

Bathroom 5'4" x 5'4" (1.63m x 1.63m)

## School Catchment

My English medium primary catchment area is Millbank Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgyrch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Cardiff West Community High School  
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna  
Sylwer - Nid oes dalgyrch 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 Plasmawr

## Construction

Decorative outer brick with inner block work and a pitched slate roof.

## Mobile & Broadband

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. Broadband speeds of up to 1800 Mbps are available.

## Tenure

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

## Council Tax

Band C

## EPC

Rated D

## Outside

The front has a drop kerb driveway with brick wall and hedge boundaries. There is a wooden gate giving access to the rear garden. The rear garden comprises of a good size area laid to lawn with part wooden fenced boundaries. There is a childrens play house as well as a purpose built workshop situated to the back of the garden which offers a multitude of different application from simple storage to full workshop potential.



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