

Archer Road

ELY, CARDIFF, CF5 4FT

OFFERS IN EXCESS OF £160,000

**Hern &
Crabtree**

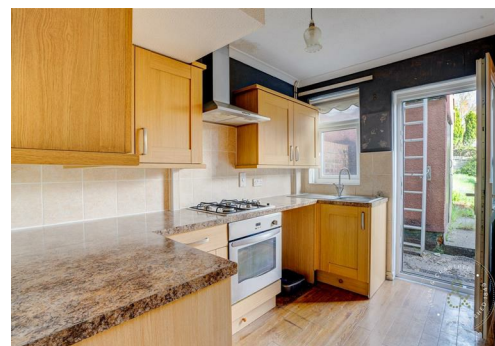


Archer Road

No Chain. A well proportioned, three bedroom mid-terrace house placed on Archer Road in Ely, Having been a well cared for property for many years, it is very much a blank canvas ready for the next occupier to put their own stamp on, and would make a fantastic first time buy or investment,

The accommodation briefly comprises: Entrance Hall, Dining Room, Lounge and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a Bathroom. Further benefiting from a generous size rear garden as well as off street parking to the front.

Archer Road is within close proximity to local shops at Wilson Road and local amenities as well as having great transport links to and from Cardiff City Centre via bus. Internal viewings are recommended! EPC - C



sq ft

Entrance Hall

Entered via a pvc front door, double glazed window to the front, stairs to the first floor with understairs cupboard, laminate floor.

Dining Room

9'1 x 12'6 max

Double glazed window to the front, radiator, laminate floor.

Living Room

13'2 x 12'7 max

Double glazed window to the rear, radiator, gas fireplace, laminate floor.

Kitchen

9'8 x 6'10

Double glazed window to the rear, wall and base units with worktop over, gas hob, integrated oven with cooker hood above, stainless steel sink and drainer, plumbing for washing machine, double glazed door to the garden.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles.

Bedroom One

12'7 x 9'1

Double glazed window to the front, radiator.

Bedroom Two

13'1 max x 10'1 max

Double glazed window to the rear, radiator, built in cupboard with a Worcester gas combination boiler.

Bedroom Three

6'11 x 8'2

Double glazed window to the front, radiator, recess for stairwell.

Bathroom

6'10 x 6'3

Double obscure glazed window to the rear, bath with electric shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear Garden

Enclosed rear garden, lawn, coal shed.

Front

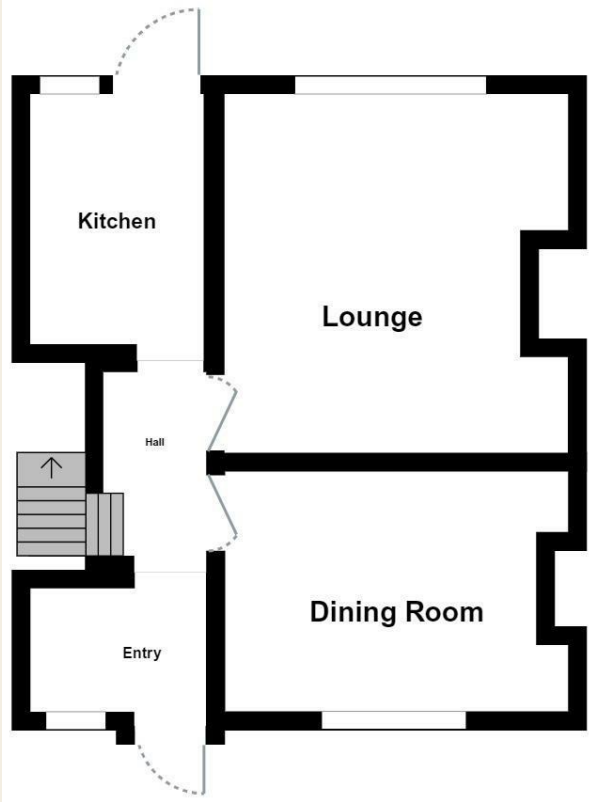
Driveway, shrubs and trees.

Tenure

We have been advised by the seller that the property is freehold.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

