

Cowbridge Road West

ELY, CARDIFF, CF5 5DA

GUIDE PRICE £240,000

**Hern &
Crabtree**



Cowbridge Road West

A beautifully presented and stylish three-bedroom semi-detached house, ideally positioned on Cowbridge Road West and set back from the road behind a long private driveway.

Ready for the next occupiers to move straight in, this impressive property offers a true turnkey opportunity and would make an ideal first-time purchase or fantastic young family home.

The accommodation has been tastefully updated throughout and briefly comprises an entrance hall, spacious lounge and a modern open-plan kitchen/diner to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property further benefits from a good-sized rear garden, providing an excellent space for outdoor entertaining and family use, while the front offers multiple off-street parking.

The property is within close proximity to Culverhouse Cross, offering a wide selection of amenities including a 24-hour Tesco, excellent transport links, easy access to the M4 motorway, and convenient routes into Cardiff city centre.



Approx 757.00 sq ft

Entrance

Entered via a pvc front door, stairs to the first floor.

Living Room

Double glazed windows to the front, coved ceiling, radiators, parquet flooring.

Kitchen

Double glazed window and pvc door to the rear, wall and base units with worktop over, one and a half bowl sink and drainer, a four ring gas hob with electric oven and grill, integrated fridge and freezer, large cupboard which could house additional appliance or storage, wine fridge, laminate flooring.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space.

Bedroom One

Double glazed window to the front, radiator, wood laminate flooring.

Bedroom Two

Double glazed window to the rear, radiator, wood laminate flooring.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

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

Garden

Enclosed by timber fence, Astro turf and paved patio sitting area, cold water tap.

Garage

Front

Driveway, lawn.

Garage

Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is D.

Epc - C

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

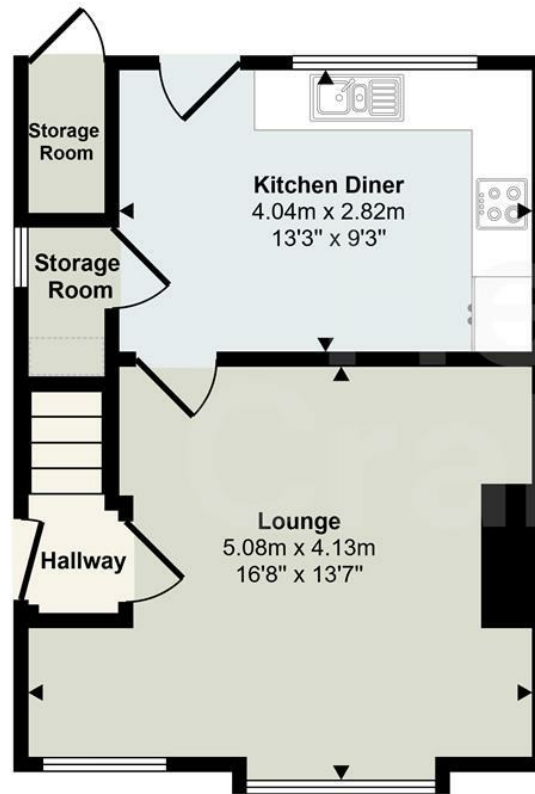
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: D

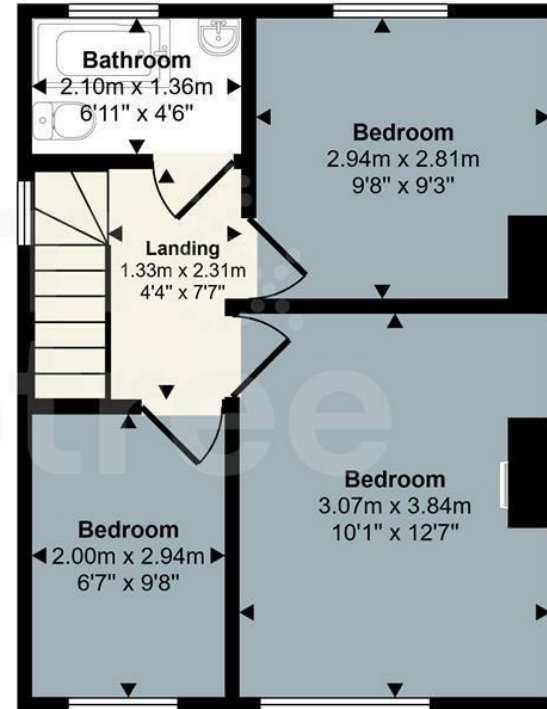




Approx Gross Internal Area
70 sq m / 757 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 36 sq m / 384 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	73	79
EU Directive 2002/91/EC		

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

