

Cranmer Court, Ely Road

LLANDAFF, CARDIFF, CF5 2JD

GUIDE PRICE £775,000

**Hern &
Crabtree**



Cranmer Court, Ely Road

A rare and exciting opportunity to acquire a truly special bungalow in the heart of Llandaff Village. This impressive four-bedroom detached bungalow has been recently redecorated throughout, offering bright, spacious accommodation extending to over 2,000 sqft.

The property provides a fantastic blank canvas for the next owner to personalise and create their ideal home.

The accommodation briefly comprises an entrance porch, a generous hallway, a spacious lounge, a modern kitchen/diner, and a separate utility room. There are four well-proportioned bedrooms, two of which benefit from en-suites along with a family bathroom and an additional WC.

Outside, the home enjoys a large rear garden, ideal for relaxing or entertaining, along with under cover off-road parking for two vehicles.

Cranmer Court is located a stones throw away from Llandaff's ever popular historic village offering a host of local shops, cafés, restaurants and amenities. There are good public transport links within easy reach that lead to Cardiff city centre.



2006.00 sq ft

Entrance Hall

Entered via front door leading from porch. Spotlights. Radiators. Double glazed window to rear garden. Power points. Wood flooring. Doors to all rooms.

Lounge

Double glazed sliding doors lead to the rear garden. Spotlights. Gas fireplace. Radiator. Power points.

Kitchen

Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath, stainless steel sink and drainer with mixer tap over. Integrated fridge and dishwasher. Tiled splashbacks. Double glazed window to front aspect. Spotlights. Power points. Radiator. Wood flooring.

Utility

Range of wall and base units with worktops over incorporating stainless steel sink with hot and cold tap over. Space for appliances such as washing machine, fridge/freezer, tumble dryer etc. Wall mounted combi boiler. Spotlights. Door leading to front garden/parking. Radiator. Tiled flooring.

W.C.

Obscure window to front aspect. WC and pedestal wash hand basin with mixer tap over. Built in storage cupboard with shelving. Radiator. Black and White tiled flooring.

Bathroom

White three-piece-suite comprising w.c, pedestal wash hand basin with mixer tap over, and panelled bath with hot and cold tap over and mains powered handheld shower attachment above. Spotlights. Wall mounted mirror. Extractor fan. Fully tiled walls and flooring.

Bedroom One

Double glazed window to rear aspect with additional double glazed sliding doors leading to rear garden. Fitted wardrobes. Spotlights. Power points. Radiator. Door leading to :-

En Suite

Obscure window to side aspect. Partially tiled walls.

Panelled bath with hot and cold tap over. WC. Pedestal wash hand basin with mixer tap over. Spotlights. Extractor fan. Radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Spotlights. Power points. Radiator. Door leading to :-

En Suite

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower. w.c., pedestal wash hand basin with mixer tap over. Radiator. Power points.

Bedroom Three

Double glazed window to rear aspect. Spotlights. Fitted wardrobes. Power points. Radiator.

Bedroom Four

Window to rear aspect. Fitted wardrobes. Power points. Radiator. Spotlights.

Loft

Large Attic Space which has been boarded in places with insulation throughout. Scope to extend upwards.

Rear Garden

Wall border. Laid to patio with shingled area. Flower beds. Pergola with space for seating beneath.

Front and parking

Carport with two parking spaces. Paved. Access to rear garden around side.

Tenure

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

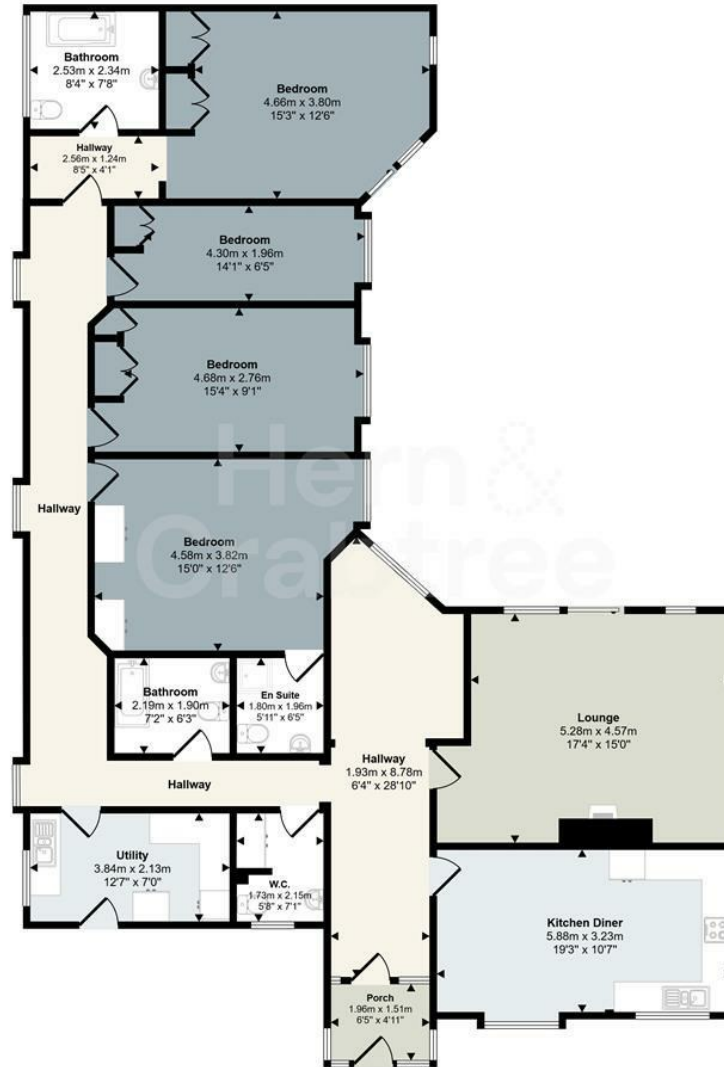
Please note: Buyers are required to pay a non-refundable

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.





Approx Gross Internal Area
186 sq m / 2006 sq ft



Floorplan

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	72	82
(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	

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

