Ely Road

LLANDAFF, CARDIFF, CF5 2JE

GUIDE PRICE £375,000

Hern & Crabtree



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Set within the heart of Llandaff, a stones throw away from the historic village, this elegant duplex apartment offers beautifully presented, light-filled accommodation, enhanced by high ceilings and large double-glazed sash windows. Combining charming period features with stylish modern fixtures and fittings, this exceptional home is certain to attract strong interest.

The accommodation briefly comprises a communal entrance, welcoming entrance hall, cloakroom, spacious kitchen/diner, generous lounge with bay window, and a separate study to the first floor. The second floor offers two well-proportioned double bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom. Further benefits include two off-road parking spaces.

Llandaff is widely regarded as one of Cardiff's most desirable villages, offering an excellent selection of independent shops, cafés, and restaurants. The property also enjoys superb public transport links to Cardiff city centre, convenient access to the A48 and M4, and is close to the Taff Trail, Pontcanna Playing Fields, the Rowing Club, and Hailey Park.











Approx 1062.00 sq ft

Council Tax Band: F

Entrance Hall
Stairs to the first floor with understairs cupboard, radiator.

Kitchen/Dining Room
Double glazed window to the front and side, two skylight, fitted with a range of wall and base units, gas hob and built in oven, integrated washing machine, integrated dishwasher, radiator,

Lounge
Double glazed bay sash window to the rear, radiator, gas fireplace, coved ceiling., door to study.

Study
Double glazed window to the rear, radiator.

Downstairs W.C
Fitted with w.c and wash hand basin, laminate flooring.

First Floor Landing
Double glazed skylight, access to loft space, storage cupboard.

Bedroom One
Double glazed window to the front, radiator, wooden flooring.

Bedroom Two
Double glazed window to the rear, radiator.

En Suite
Fitted with a walk in shower, w.c and wash hand basin, tiled walls and tiled floor.

Bathroom
Fitted with bath, w.c and wash hand basin, laminate flooring.

Parking
The property owns two parking spaces on the main driveway.

Note From The Vendor
We have loved living in Llandaff. Llandaff, Pontcanna Fields, Bute Park, Thompson Park, Victoria Park and Cardiff City Centre are all an easy walk away. Chapter arts centre is nearby and shows great films and Insole Court is around the corner offering a host of cultural events as well as a fabulous coffee shop. There are lots of food, music festivals and concerts as well as sporting events in the area.
Llandaff high Street and neighbouring Pontcanna offers a wealth of pubs, restaurants and shops including a lovely bread shop and Deli.
Llandaff still has a post office and we can recommend the spar and card shop. The Cathedral host many events, lots of which are free.

We have loved the light and space in our home and the views of trees and wildlife. Our neighbours are quiet but there is always something exciting going on in Llandaff and Pontcanna. We also have parking !

Disclaimer
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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.

Tenure and Additional Information
Leasehold 990 years+
Shared freehold for bin area, driveway, front border and shared hallway (shared with flat 2)
Dormant management company to hold the freehold share but no management charge.

Yearly costs of the building, shared between the three apartments;
EPC - C

Building insurance: currently £374.38 per flat
Fire alarm maintenance: £77 per flat
Electricity bill for shared hallway with flat 2: approx £12 a month.

All exterior decoration and renovation has been completed to a high standard in the last year so there should be no work to do in the foreseeable future.
EPC - C. Council Tax - F
The Apartment is situated within the conservation area of LLandaff with The Cathedral school and Llandaff Primary nearby. The road has a mix of cottage style terraces and large family homes and some flats. Most of the neighbours have lived in the road for many years. There is a vibrant community linked to the Cathedral, local schools and Insole Court. There are lots of sporting activities nearby and festival activities in the village. The nearby shops include a mini market, two delicatessans, a post office and hairdressers and barber shops as well as boutique gift shops, a range of restaurants and cafes.



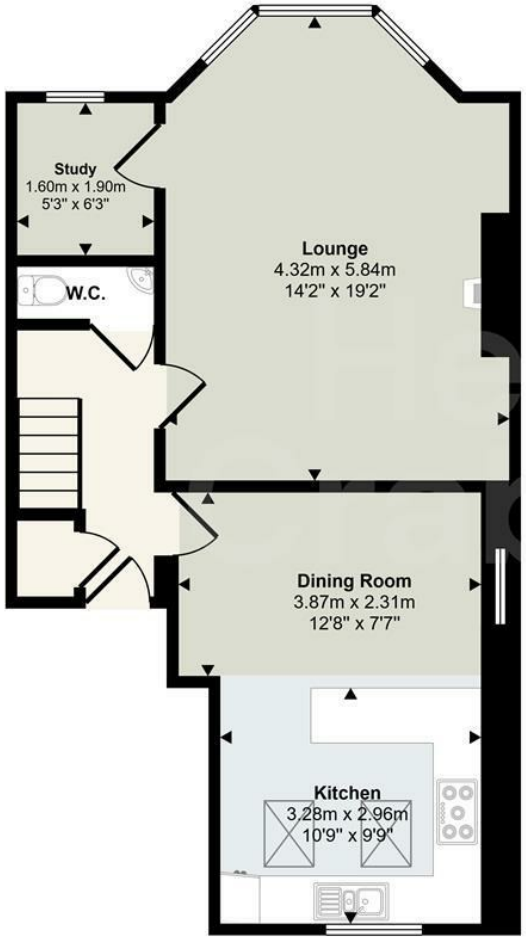




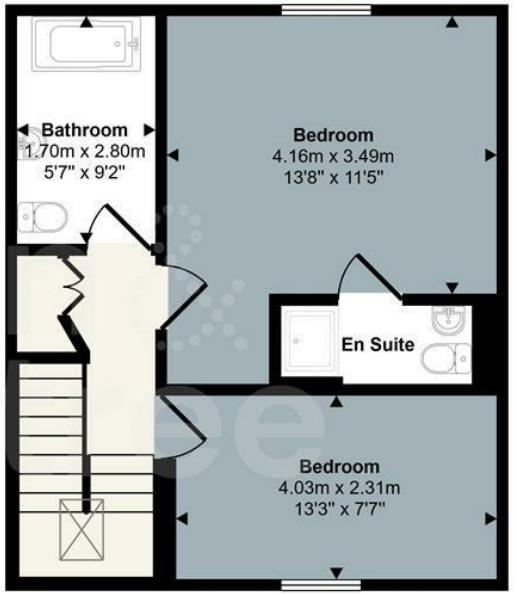




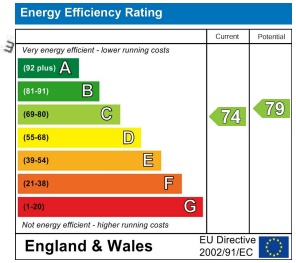
Approx Gross Internal Area
99 sq m / 1062 sq ft



Ground Floor
Approx 56 sq m / 604 sq ft



First Floor
Approx 42 sq m / 457 sq ft



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.

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









Hern & Crabtree

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