

# Ely Road

LLANDAFF, CARDIFF, CF5 2JE

**GUIDE PRICE £365,000**

**Hern &  
Crabtree**





# Ely Road

A Rare Opportunity to Acquire a Unique Detached Coach House in the Heart of Llandaff.

Tucked away just off Ely Road, a stones throw from the charming heart of Llandaff Village, this beautifully presented detached coach house offers a rare blend of privacy, character, and convenience. Set behind its own private gated entrance and courtyard, the property enjoys a secluded setting while still benefiting from off-road parking and outdoor space.

The accommodation extends to almost 1,000 sq ft and is thoughtfully laid out. On the ground floor, you are welcomed by an entrance hall with cloakroom, a well-appointed fitted kitchen, and a spacious lounge/diner featuring French doors that open onto the front, perfect for indoor-outdoor living. Upstairs, you'll find two generous double bedrooms and a stylish four-piece bathroom suite.

The Coach House is situated on the cusp of the historic village of Llandaff and is a short stroll to the main High Street with its celebrated restaurant scene, independent shops and cafes along with easy access to the Taff Trail. Internal viewings are highly recommended!



# 990.00 sq ft

## Entrance

Entered via a composit front door, wood flooring, radiator, stairs to the first floor.

## Cloakroom

Fitted with w.c and wash hand basin, tiled walls, wood flooring.

## Living Room

Double glazed window to the side and double glazed patio doors, radiator, wood flooring.

## Kitchen

Double glazed window to the front, wall and base units with wood worktop, a five ring gas hob with electric oven and grill, integrated fridge and freezer, plumbing for a washing machine, integrated dishwasher.

## First Floor Landing

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

## Bedroom One

Double glazed window to the front and side, radiator, built in wardrobes.

## Bedroom Two

Double glazed window to the front, radiator.

## Bathroom

Fitted with walk in bath, walk in shower, w.c and wash hand basin, built in shelves, heated towel rail, tiled floor.

## Courtyard

Entered via the gates, part paved and slate chippings, cold water tap.

## Tenure and additional information

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

## 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.



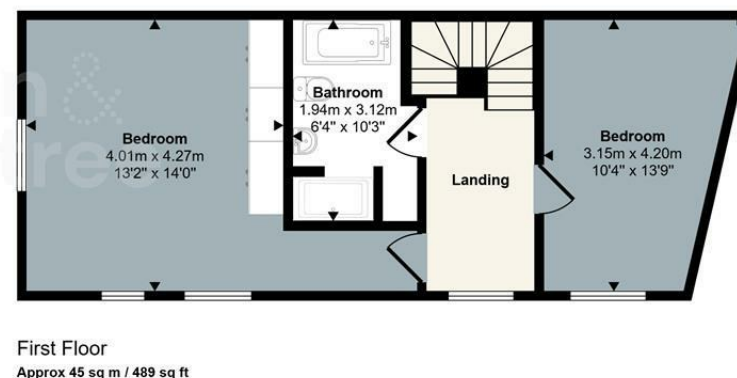




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		G
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
92 sq m / 990 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.





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