Ely Road

LLANDAFF, CARDIFF, CF5 2DA

GUIDE PRICE £300,000

Hern & Crabtree



Ely Road

No Chain. A beautifully appointed two-bedroom first-floor garden apartment, enjoying a highly convenient position just moments from the popular Insole Shops. Offering its own private entrance, off-road parking, a single garage and its own private rear garden, this attractive apartment provides a fantastic opportunity for first-time buyers, downsizers or those seeking a low-maintenance property in a desirable location.

The accommodation is light, spacious and versatile, with stairs rising to the first floor. The hallway leads through to a generous lounge/diner, featuring an attractive archway opening into a versatile study area. There is also a fitted kitchen, two well-proportioned double bedrooms and a bathroom suite.

Externally, the property continues to impress, with a private rear garden providing a pleasant outdoor space, alongside the valuable benefits of off-street parking and a single garage.

The location is a particular highlight, with the Insole Shops and a variety of local amenities right on the doorstep. The picturesque Victoria Park and historic Insole Court are also within comfortable walking distance. Excellent public transport connections provide easy access to Cardiff City Centre, while the nearby road network offers convenient links for commuters.











Approx 855.00 sq ft

Council Tax Band: D

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

Hall
Coved ceiling, access to loft space, security entry phone.

Living Room

Kitchen
Double glazed window to the rear, wall and base units, integrated fridge and freezer, one and a half bowl and drainer, a four ring gas hob and integrated gas oven and grill, space and plumbing for a washing machine, coved ceiling, tiled flooring.

Living Room
Double glazed windows to the front, radiators, coved ceiling, fireplace.

Bathroom
Double obscure glazed window to the rear, corner shower cubicle, bidet, w.c and wash hand basin, radiator, coved ceiling, tiled floorng.

Bedroom One
Double glazed window to the front, radiator, built in wardrobe and dressing table and over bed storage.

Bedroom Two
Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

Rear
Enclosed by brick wall, paved garden, cold water tap.

Front
Driveway to front.

Garage
A single garage with up and over door to the front.

Additional Information
We have been advised by the vendor that the property is Leasehold.
Epc - C
Council Tax - D

Disclaimer











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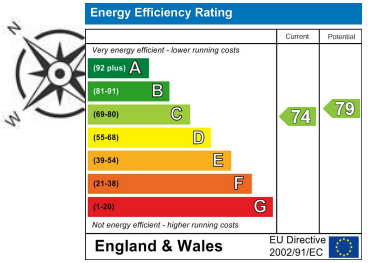
Approx Gross Internal Area
79 sq m / 855 sq ft



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.

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