

# Mill Road

LOWER ELY, CARDIFF, CF5 4AH

GUIDE PRICE £200,000

**Hern &  
Crabtree**



# Mill Road

A charming, stone-fronted two double bedroom mid-terrace house, perfectly set back on Mill Road in Lower Ely. Immaculately presented throughout and ready for the next occupier to move straight into, this property has been thoughtfully transformed to a superb modern standard while retaining its period character.

The accommodation briefly comprises an entrance hall leading into a spacious open-plan lounge/diner, featuring a striking wood-burning stove as the focal point. This flows seamlessly into a modern fitted kitchen with worktops to both sides and double French doors opening onto a fantastic landscaped rear garden. A stylish shower room completes the ground floor. To the first floor are two well-proportioned double bedrooms.

Conveniently located, Mill Road is within easy reach of local shops, amenities, and excellent public transport links, providing quick and easy access to Cardiff City Centre



**805.00 sq ft**

**Entrance**

Entered via a pvc double glazed door into the living room/dining room.

**Lounge/Diner**

Double glazed windows to the front and door to the rear. Stairs to the first floor. Two radiators. Wooden flooring. Wood burner.

**Kitchen/diner**

Tiled floor. Recess lights. Cupboard housing integrated fridge and freezer. Integrated six ring gas hob and integrated oven. The kitchen is fitted with wall and base units and marble worksurfaces. Ceramic sink and etched drainer. Integrated dishwasher, washing machine and tumble dryer. Radiator. Tiled flooring. French doors leading out to the rear garden.

**Shower Room**

Obscure double glazed window to the side. Shower, w/c and wash hand basin. heated towel rail. Recess lights.

**FIRST FLOOR**

**Landing**

Radiator. Loft access hatch.

**Bedroom One**

Two double glazed windows to the front. Radiator.

**Bedroom Two**

Double glazed window to the rear. Radiator.

**OUTSIDE**

**Front**

Hedge border with iron gate. Path to the front door.

**Rear Garden**

Enclosed rear garden with timber fencing. Cold water tap. Steps up to a patio and Astro turf lawn. Mature flower beds. Small coal shed.

**Disclaimer**

**Additional Information**

We have been advised by the vendor that the property is

Freehold.

Epc -

Council Tax -





Approx Gross Internal Area  
75 sq m / 805 sq ft



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



**Ground Floor**  
Approx 46 sq m / 490 sq ft

**First Floor**  
Approx 29 sq m / 315 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.

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