

St. Margarets Park

LOWER ELY, CARDIFF, CF5 4AP

GUIDE PRICE £185,000

**Hern &
Crabtree**



St. Margarets Park

Perfectly positioned in a peaceful cul-de-sac in Lower Ely, this beautifully modernised two-bedroom mid-terrace house offers a fantastic opportunity for first-time buyers looking to step onto the property ladder.

Finished to an excellent standard throughout, the property boasts a warm, homely feel and is ready to move straight into. The ground floor accommodation comprises an entrance hall, a spacious lounge/diner, and a contemporary fitted kitchen with direct access to the rear garden. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom suite.

Further benefits include a low-maintenance rear garden, ideal for relaxing or entertaining, and off-street parking for two cars to the front.

St Margarets Park is located just off Mill Road in Lower Ely and is perfectly positioned close to local shops and amenities and offers good transport links to and from Cardiff City Centre.



611.00 sq ft

Entrance Hall

Entered via a composite front door (newly installed in June '25) into hall, stairs to the first floor, radiator, laminate flooring.

Living Room

Double glazed window to the front, radiator, coved ceiling, wooden flooring.

Kitchen

Double glazed window to the rear, double glazed door to the rear, fitted with base units with worktop over, a four ring gas hob with electric oven and grill, one and a half bowl sink and drainer, plumbing for washing machine, space for fridge, combination boiler, laminate flooring.

First Floor Landing

Access to loft space, doors to all rooms.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, laminate flooring.

Rear Garden

Enclosed garden with decking and Astro turf.

Front and Parking

Two allocated parking spaces.

Tenure

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

Disclaimer

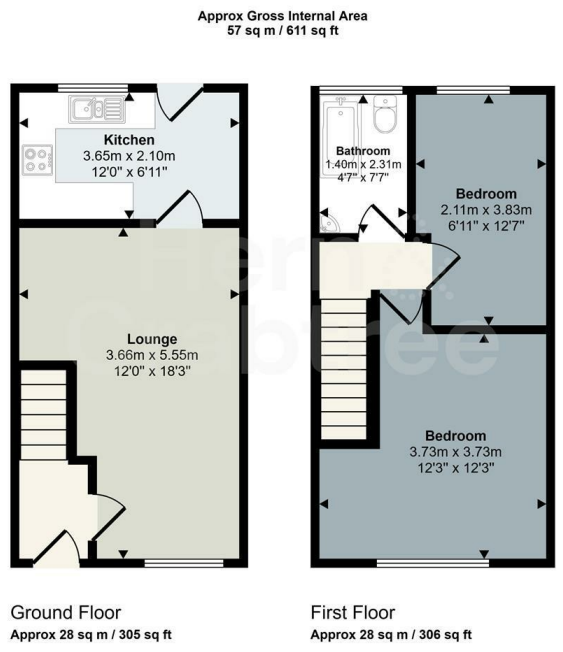
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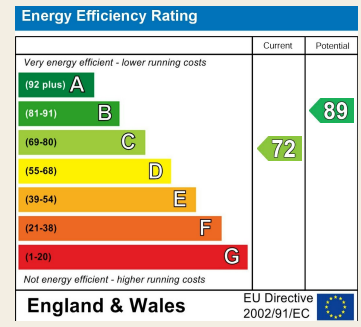
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