

# Dyfrig Road

LOWER ELY, CARDIFF, CF5 5AD

GUIDE PRICE £220,000

**Hern &  
Crabtree**



# Dyfrig Road

A deceptively spacious and beautifully presented two-bedroom mid-terrace home, ideally situated on Dyfrig Road in the sought-after area of Lower Ely. Recently transformed throughout, this stylish property offers well-proportioned living space, making it an excellent choice for first-time buyers or a smart investment opportunity.

The accommodation briefly comprises an inviting entrance porch leading into a generous lounge, along with a modern kitchen/diner on the ground floor. Upstairs, the property features two well-sized bedrooms and a shower room.

Externally, the home boasts a well-maintained and much-loved rear garden, along with the added benefit of off-street parking to the front.

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

Early internal viewing is highly recommended to fully appreciate all this home has to offer.



# 662.00 sq ft

## Entrance

Storm porch. Double glazed door to the side leading into the porch. Wooden flooring. Door into the lounge.

## Lounge

Double glazed window to the front. Radiator. Stairs to the first floor. Built in media cupboard.

## Kitchen/Diner

Double glazed window to the rear and double glazed door leading out to the rear garden. The kitchen is fitted with wall and base units with wooden worksurfaces and tiled splashbacks. Composite sink and drainer. Space for gas oven and space and plumbing for a washing machine. Space for further appliance's. Spotlights. Tiled flooring.

## FIRST FLOOR

Stairs lead up from the lounge.

## Landing

Loft access hatch.

## Bedroom One

Double glazed window to the front. Radiator. Built in airing cupboard housing the combi boiler. Feature wall.

## Bedroom Two

Double glazed window to the rear. Radiator.

## Shower Room

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Tiled walls. Laminate flooring Radiator.

## OUTSIDE

### Front

Off street Parking Hardstand. Slate chippings.

### Rear Garden

Enclosed rear garden with timber fencing. Paved sitting area. Path leading to the rear. Lawn area. Garden shed. 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 C.

## Disclaimer

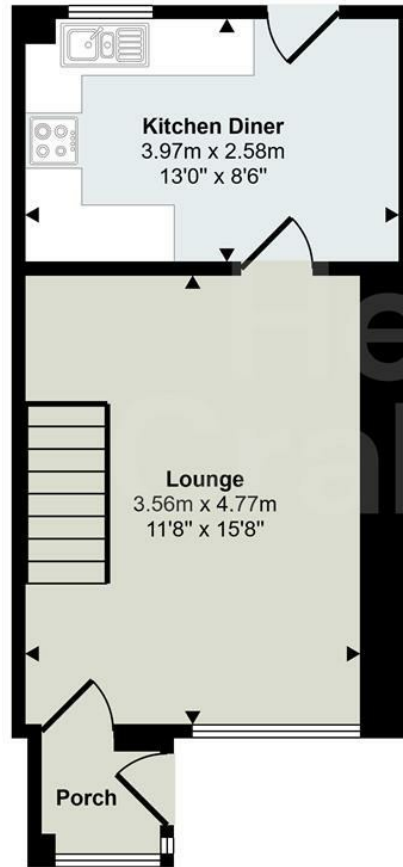
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies 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.

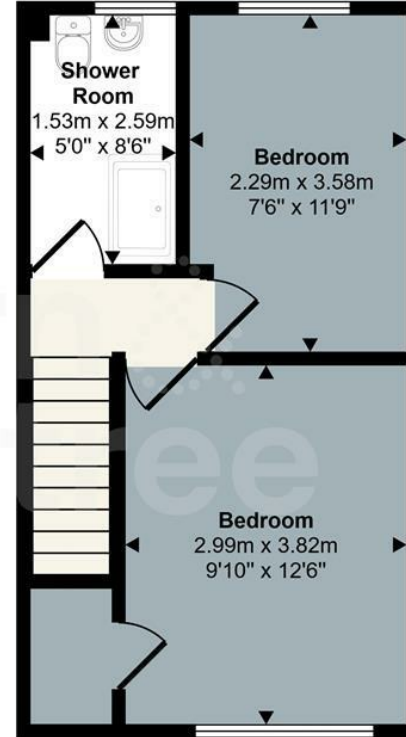




Approx Gross Internal Area  
62 sq m / 662 sq ft



**Ground Floor**  
Approx 32 sq m / 340 sq ft



**First Floor**  
Approx 30 sq m / 323 sq ft

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

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.

