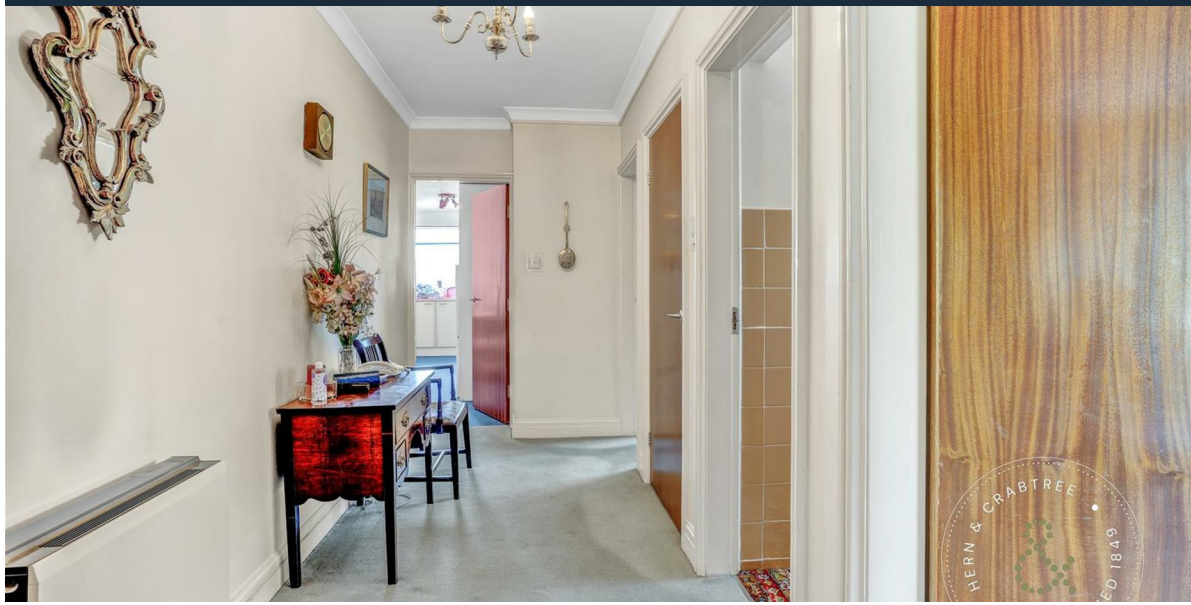
Ely Road

| Llandaff | Cardiff | CF5 2JD

ELY ROAD

Guide Price £225,000



No chain. Rarely available. A sought after, superior apartment in this small select development set in it's own well kept gardens only a few hundred yard away from Llandaff High Street. In need of modernisation but offering excellent potential throughout, this spacious top floor apartment would be perfect for a first time buy or anyone looking to downsize.

Ready for the next occupier to put their own stamp on, the accommodation briefly comprises: Communal Entrance, Hallway, Large Lounge/Diner, Fitted Kitchen/Breakfast Area, Two Double Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from wonderfully kept communal grounds and lawns, and comes with an allocated parking space.

Cranmer Court is located within walking distance from Llandaff's ever popular historic village offering a host of local shops, cafés, restaurants and amenities. There are good public transport links within easy reach that lead to Cardiff city centre.

Communal Entrance
Entered via a communal entrance and stairs to the 2nd floor.

Hall
Door into hallway, night store heater, airing cupboard, doors to all rooms.

Kitchen/Breakfast Room
16'6 x 7'7
Double glazed window, fitted with wall and base units, a fixed table, one and a half bowl sink and drainer, a four ring hob with cooker hood above and integrated oven, space for fridge.

Lounge
13'8 x 22'11
Two double glazed windows, two night store heaters.

Bedroom One
11'1 x 12'9
Double glazed window, electric heater, fitted wardrobe, door to en suite.

En Suite
Double obscure glazed window, shower with electric shower, w.c and wash hand basin.

Bedroom Two
10'4 x 11'9
Double glazed window, night store heater, fitted wardrobe.

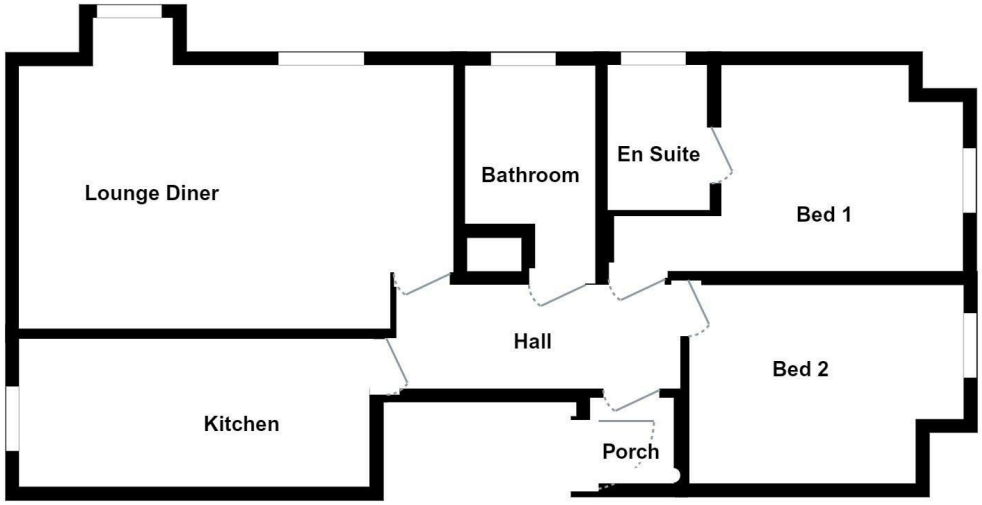
Bathroom
6'11 x 8'
Double obscure glazed window, bath, w.c and wash hand basin.

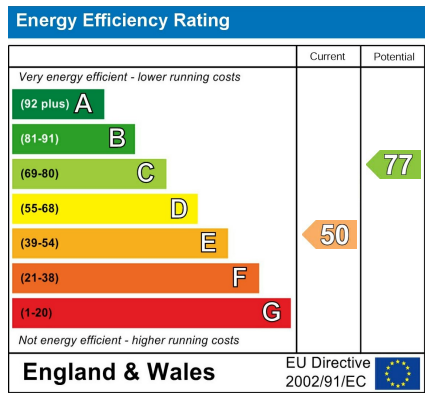
Outside
Storage cupboard, communal grounds mainly laid to lawn, shrubs, flowers and trees and parking spaces for visitors and residents.

Parking
There is one allocated parking space.

Tenure And Additional Information
We have been advised by the seller that the property is Leasehold 154 years from 2008 expiring on 24th December 2162. £1400 per annum billed half yearly in June and December Council Tax band is E. The Freeholder is L.K Richardson (investments) Limited. Communal Area Managed by Woodville Management Company. P.O Box 1097, Cardiff CF11 1TQ

Call Hern & Crabtree to arrange a viewing on 02920 555 198





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing puroses and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.