

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

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their

own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

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
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		
	70	79
England & Wales	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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