Cowbridge Road West

ELY, CARDIFF, CF5 5TE

OFFERS IN EXCESS OF £315,000

Hern & Crabtree



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A larger-style and beautifully presented double bay fronted semi-detached family home, offering spacious and stylish living throughout. Ready for its next occupiers to move straight in, this impressive property perfectly combines character, comfort, and practicality.

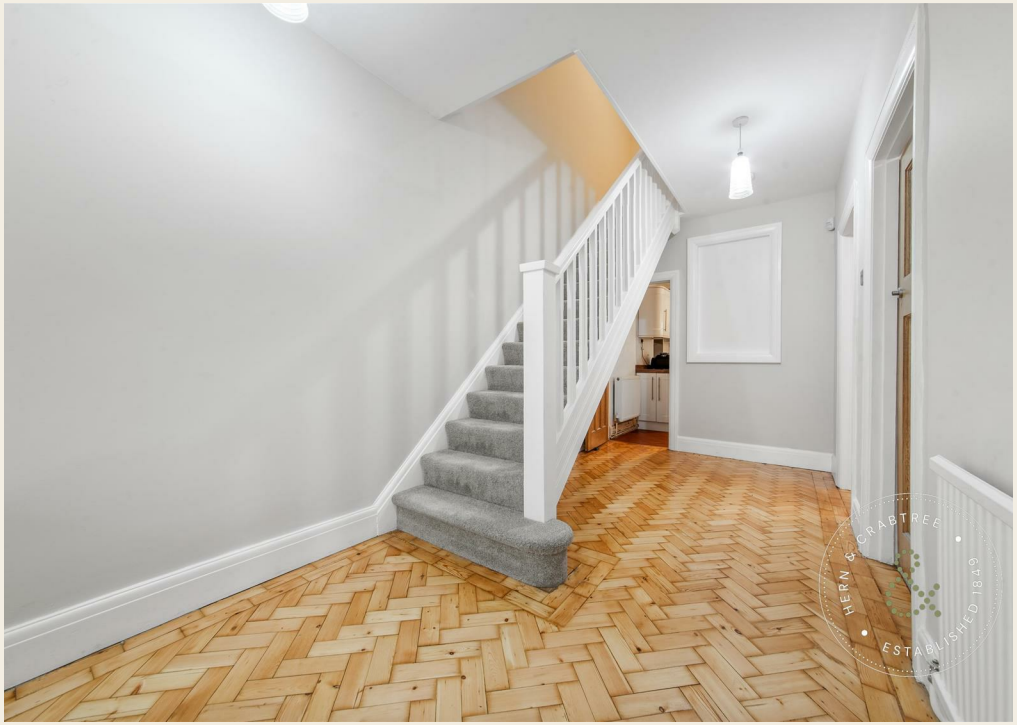
The accommodation briefly comprises a Porch, a welcoming Entrance Hall, a spacious through Lounge & Dining Room, and a modern Fitted Kitchen which opens via an archway into a versatile Sitting Arez and a handy W.C to the ground floor.

To the first floor are Three Bedrooms, including a principal bedroom with En-Suite, along with a Contemporary Family Bathroom finished to a high standard.

Externally, the property boasts a fantastic-sized, beautifully landscaped rear garden — perfect for families and outdoor gatherings. To the front, there is off-street parking, a driveway for off street parking and a garage.

Ideally situated on Cowbridge Road West, the property is within close proximity to Culverhouse Cross, offering a wide selection of amenities including a 24-hour Tesco, excellent transport links, easy access to the M4 motorway, and convenient routes into Cardiff city centre.

Internal viewings are highly recommended to fully appreciate all that this wonderful home has to offer.











Approx 1575.00 sq ft

Entrance
Entered via composite door into the entrance porch.

Entrance Porch
Porch to front. Tiled flooring. Windows to the side and a door into hallway.

Hallway
Stairs rising to the first floor with open understairs storage area. Radiator. Parquet flooring.

Lounge
Double glazed pvc bay window to the front aspect. Fireplace inset with exposed wooden beam. Radiator. Archway to the dining room.

Dining Room
Cast iron wood burning stove with exposed wooden mantle. (. (This is an electric stove for decorative purposes only. No flue installed) Double glazed French doors leading to the kitchen. Radiator.

Kitchen
L shaped kitchen comprising of plenty of wall and base units with work surfaces over. Spot lights. Twin sink and drainer with mixer tap. Integrated dish washer. Space for electric cooker, cooker hood over and glass splash back. Space for fridge freezer. Breakfast bar. Quarry tiled flooring. Radiator. Squared off arch leading to dining/sitting room area and small utility area. Utility area has further base units and space and plumbing for washing machine.

Open Plan Sitting Area
Perspex roof. Two sets of double glazed doors leading out to the rear with matching windows. Tiled flooring. Breakfast bar. Radiator. Door to cloakroom.

Cloakroom
Low level w/c and wash hand basin. Tiled flooring. Extractor fan. Radiator.

FIRST FLOOR
Stairs rising from entrance hall with wooden hand rail and spindles.

Landing
Loft access hatch.

Bedroom One
Double glazed pvc bay window to front. Radiator. Feature panelled wall. Spotlights to the ceiling.

Bedroom Two
Double glazed pvc window to the rear. Worcester combination boiler. Open doorway to en-suite shower room.

En-Suite Shower Room
Double glazed obscure window to the rear. Wash hand basin and w/c. Double walk in shower with glass splash back screen and rain drop shower head and separate shower head attachment. Part tiled walls. Tiled floor.

Bedroom Three
Double glazed window to the front. Radiator. Exposed wooden flooring. Picture rail.

Bathroom
Obscure double glazed pvc window to the rear. Heated towel. Vanity wash hand basin and tiled splash back. P shaped bath with metro tiles and glass splash back screen drench shower head and further shower head. Spot lights. Luxury vinyl flooring.

OUTSIDE

Front
Off street parking. Block driveway. Stone chipping and flower borders. Low rise brick wall and wrought iron railings. Access to garage.

Rear
Enclosed rear garden with wall and fence borders. The garden is divided into two parts. First area has a decked sitting area. The second area is paved with shrub and tree borders with a small lawn area to the rear. Door access to the garage. Power and light.

Garage
Large garage with power and light.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

Council Tax Band: D

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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.





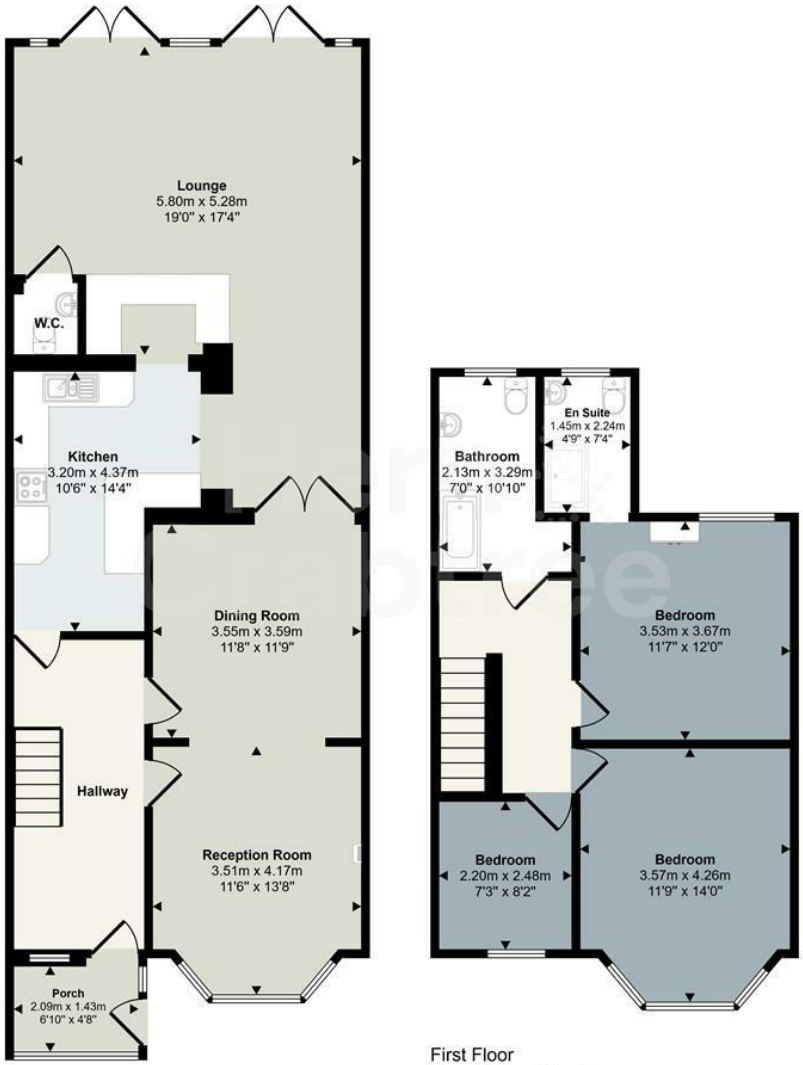






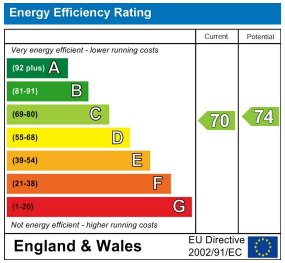
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Approx Gross Internal Area
146 sq m / 1575 sq ft



Ground Floor
Approx 94 sq m / 1014 sq ft

First Floor
Approx 52 sq m / 562 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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