

## Ely Road

Llandaff, Cardiff CF5 2JG

- No Chain!
- End Of Terrace Cottage
- Open Plan Kitchen/Diner
- Two Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Village Location
- EPC=D

Guide price £215,000

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No Chain! Hern & Crabtree are pleased to bring to the market this traditional two bedroom single bay fronted end-terrace cottage placed within a stones throw away of Llandaff High Street. The accommodation briefly comprises: Entrance Porch, Lounge and open plan Kitchen/Dining Room to the ground floor. To the first floor are Two Bedrooms and a family Bathroom. The property further benefits from a front and rear garden, double glazing throughout and gas central heating.

The historical village of Llandaff lies approximately three miles northwest of Cardiff. Well known for Llandaff Cathedral, dating back to the 12th century and the township dating back to the 1600s. Today Llandaff village offers a variety of independent boutique shops, gastro pubs, cafes and restaurants, even a small hip cocktail lounge. Llandaff has the long-standing rugby club; rowing club and regular park runs in Pontcanna playing fields. EPC=C

### Entrance Porch

Entered via double glazed leaded upvc door with double glazed leaded windows to front and side, then wood glazed door leading to the lounge.

**Lounge** 12'08 into recess x 15'06 into bay (3.86m into recess x 4.72m into bay)

Double glazed leaded box bay window to the front, panelled radiator, power points, cupboard to recess, electric feature fireplace, stairs to the first floor, wood glazed door leading to the open plan kitchen/diner.

**Kitchen/Diner** 13' max x 18'08 (3.96m max x 5.69m)

An open kitchen/diner, panelled radiator, power points, space for table and chairs, under stairs storage cupboard, kitchen is fitted with wall and base units with work tops over, four ring gas hob with extractor hood above and electric oven beneath, single bowl stainless steel sink and drainer with mixer tap, space for dishwasher, space for washing machine, space for tumble dryer and space for fridge and freezer, walls are part tiled, tiled flooring, double glazed window to the rear, obscure double glazed door leading out to the rear garden.

### First Floor Landing

Access to loft space, panelled radiator, doors to all rooms.

**Bedroom One** 11'11 x 13'01 to recess (3.63m x 3.99m to recess)

Double glazed leaded window to the front, panelled radiator, power points.



**Bedroom Two** 7'02 max x 16'08 to wardrobe front (2.18m max x 5.08m to wardrobe front)

Double glazed window to the rear, panelled radiator, power points, fitted wardrobes with sliding mirror doors, hanging rail and shelving.

**Bathroom** 9'02 max x 6'04 max (2.79m max x 1.93m max)

Fitted with a three piece suite in white comprising panelled bath with shower attachment over, low level w.c and wash hand basin, walls are part tiled, panelled radiator, extractor fan, cupboard housing the gas combination boiler and slatted shelving, two double

obscure glazed windows to the rear.

### **Rear Garden**

Enclosed rear garden with timber fence and brick wall, mainly paved with steps to stone chippings area, borders of mature flowers and shrubs, pedestrian gate to the rear, outside cold water tap.

### **Outside Front**

Enclosed front with low level brick wall and wrought iron railings, stone chipping, borders of shrubs, pathway to entrance.

### **Tenure**

We have been advised by the seller that the property is freehold.

### **Parking**

Please note that there isn't parking directly outside the property and is quite restricted. Parking can be found in the adjacent Caewal Road. It would suit those with one car or who predominantly use public transport.

### **Further Area Information**

Llandaff sprawls from the traditional village High Street with properties dating back before the 1900s, whilst heading towards Insole Court you'll find family homes built in the 1930s. Furthermore, you'll find the popular Llandaff playing fields, Cardiff Met Campus and proves to be a popular choice for commuters thanks to being so close to the city centre. It is well served to Cardiff with direct, regular bus routes, good M4 links via the A48. For Schools, there are reputable English and Welsh Primary and Secondary Schools along with two of the most notable private schools in South Wales, Llandaff Cathedral School and Howells respectively.



