

FOR SALE

Offers Over £190,000 Freehold



Elford Road, Ely, Cardiff. CF5 4HZ

- SEMI-DETACHED HOUSE
- 2 BEDROOMS
- DRIVEWAY
- LARGE SOUTHEAST-FACING REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING: IDEAL LOGIC COMBI ESP1 26 BOILER (INSTALLED NEW c.2023)
- uPVC DOUBLE GLAZING
- POPULAR LOCATION OFF GRAND AVENUE
- EXCELLENT TRANSPORT LINKS VIA PUBLIC TRANSPORT & A48/A4232/M4
- SHOPS AND AMENITIES NEARBY (CULVERHOUSE CROSS, ETC)



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PROPERTY DESCRIPTION

This delightful 2-bedroom semi-detached house is nestled in a peaceful cul-de-sac off the much sought-after Grand Avenue. Boasting uPVC double glazing and a modern Ideal Logic Combi ESP1 26 gas central heating boiler (installed new c.2023), this home offers comfortable living throughout the seasons. There's a well-proportioned reception room and a generous southeast-facing rear garden, perfect for enjoying sunny afternoons or hosting family and friends. Additional benefits include a private driveway for convenient off-road parking and a tranquil setting that provides an ideal retreat from the bustle of daily life.

Located in a popular area with excellent transport connections, this property offers easy access to the A48, A4232, and M4, making commuting straightforward. Nearby Culverhouse Cross provides a comprehensive range of shops and amenities, ensuring everything you need is close at hand. Whether you work in the city or enjoy weekend excursions, this location perfectly balances convenience and calm.

Inside, the spacious reception room serves as a welcoming hub for relaxation and entertaining. The kitchen, fitted with modern conveniences, caters well to everyday cooking needs. Both bedrooms are bright and comfortable, offering restful spaces to unwind. The bathroom is well-appointed, featuring contemporary fixtures to complement the home's practical design. Outside, the large southeast-facing garden is a standout feature — a private space filled with natural light, ideal for al fresco dining or gardening enthusiasts.

Combining a coveted location with functional living spaces and excellent transport links, this charming semi-detached home presents a fantastic opportunity for first-time buyers or those seeking a convenient family residence.



ROOM DESCRIPTIONS

Outside Front

Driveway area to front laid to stone chippings; step up to front door capped with paving slabs; path to side laid to concrete provides side access via timber gate to Rear Garden

Hallway

4' 1" x 3' 9" (1.24m x 1.14m) Accessed via timber front door with obscured, leaded and stained glass panels; laminate flooring; access to Living Room and Kitchen/Diner; carpeted stairs rise to first floor

Living Room

10' 9" x 15' 0" (3.28m x 4.57m) Laminate flooring; radiator; wall-mounted gas fireplace; uPVC picture window to rear; timber window frame to rear; uPVC DG leaded window to front

Kitchen / Diner

8' 11" x 15' 0" (2.72m x 4.57m) Vinyl flooring; 2 x radiators; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated Beko 4-ring electric hob; integrated Beko electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; cupboard housing gas central heating boiler; Ideal Logic Combi SEP1 26; 2 x uPVC leaded picture windows to front; uPVC DG window to rear

Rear Entry

4' 0" x 3' 1" (1.22m x 0.94m) 4' 0" x 3' 1" (1.22m x 0.94m) Vinyl flooring; under stairs storage cupboard; uPVC door provides access to Rear Garden

First Floor Landing

6' 0" MAX x 4' 9" MAX (1.83m x 1.45m) Carpeted; access to both Bedrooms and Bathroom; access hatch to loft; uPVC DG window to rear

Bedroom 1

9' 0" x 15' 1" (2.74m x 4.60m) PLUS IN-BUILT WARDROBES Carpeted; radiator; built-in wardrobes; uPVC DG leaded window to front; uPVC DG window to rear

Bedroom 2

10' 9" x 10' 1" (3.28m x 3.07m) Laminate flooring; radiator; uPVC DG leaded window to front

Bathroom

7' 9" x 4' 9" (2.36m x 1.45m) Tiled flooring; partly tiled walls; radiator; sink with separate hot and cold taps; shower cubicle with Triton Enrich electric shower; WC; storage cupboard; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving slabs; outside tap; path laid to paving slabs leads to rear of garden with areas laid to stone chippings to both sides of path; timber fencing with gate separates patio area from remainder of garden; remainder of garden is oasis-like with mature trees and ferns providing natural shade; timber gate to side provides access to front of property



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

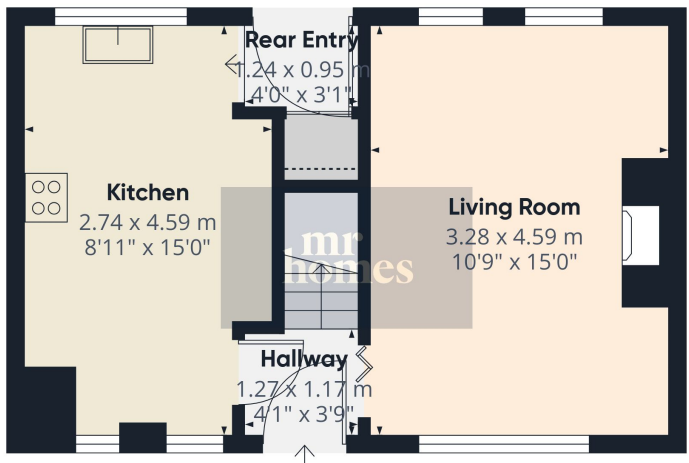
Mobile Signal

Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent

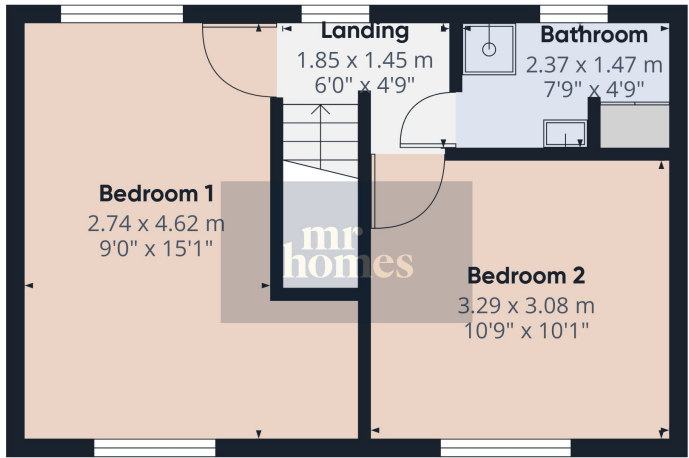
Construction Type

Standard





Floor 0



Floor 1



Approximate total area^m
61.1 m²
657 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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