

FOR SALE

Offers in the Region of £185,000 Freehold



Highmead Road, Ely, Cardiff. CF5 4GX

- NO CHAIN & VACANT POSSESSION
- 3 BEDROOMS
- MID-TERRACE
- 2 RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LARGE REAR GARDEN with OUTBUILDING
- RAMPED FRONT ACCESS
- CLOSE TO PUBLIC TRANSPORT, SHOPS & AMENITIES OF COWBRIDGE ROAD WEST



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PROPERTY DESCRIPTION

Offered with no chain and vacant possession, this delightful three-bedroom mid-terrace house presents a bright and spacious living environment ideal for families or those seeking comfortable accommodation in a convenient location. Boasting two reception rooms, a modern kitchen and bathroom, plus gas central heating and uPVC double glazing throughout, the property combines contemporary comfort with practical living. The large rear garden, featuring a useful outbuilding, provides ample outdoor space perfect for gardening, entertaining, or a home workshop. Additional benefits include ramped front access, ensuring easy entry for all, and the property is ready to welcome its new owners without delay.

Set in a well-established residential area close to Cowbridge Road West, the home benefits from excellent connectivity and local amenities. Residents enjoy easy access to a variety of shops, cafes, and services, as well as efficient public transport links that make commuting hassle-free. This vibrant yet peaceful neighbourhood offers the perfect balance of community spirit and convenience, appealing to first-time buyers, downsizers, and investors alike.

Inside, the two reception rooms provide generous space for both relaxing and entertaining. The front reception room is bright and inviting, while the second reception room offers flexibility for a dining area or family room. The modern kitchen is fitted with contemporary units and offers plentiful worktops and storage, making meal preparation enjoyable. Upstairs, three well-proportioned bedrooms provide comfortable sleeping quarters, complemented by a family bathroom featuring modern fixtures and fittings. The property's gas central heating system ensures warmth throughout the seasons.

Externally, the substantial rear garden is a real highlight, offering a private outdoor retreat with room for children to play or for gardening enthusiasts to indulge their hobby. The outbuilding adds functional storage or workspace, enhancing the versatility of the outdoor area. With its combination of spacious living accommodation, convenient location, and immediate availability, this terraced house is a fantastic opportunity not to be missed.



ROOM DESCRIPTIONS

Outside Front

Accessed via metal gate; ramped access laid to concrete and bordered by low level walls with coping stones lead to front door

Entrance Hallway

5' 7" MAX x 11' 2" MAX (1.70m x 3.40m) Accessed via uPVC front door with obscured, leaded and stained DG panel; carpeted; radiator; under stairs cupboard; access to Living Room and Kitchen; carpeted stairs rise to First Floor

Living Room

13' 0" x 12' 8" (3.96m x 3.86m) Carpeted; radiator; decorative gas fireplace; uPVC DG window to front

Kitchen

9' 3" x 10' 10" (2.82m x 3.30m) Tiled flooring; fully tiled walls; fitted kitchen with matching wall and base units with worktops over; integrated 4-ring gas hob with extractor hood over; integrated Zanussi electric oven; space and plumbing for washing machine; space for tumble dryer; space for free-standing fridge/freezer; space for under counter fridge or freezer; glazed sliding door provides access to Dining Room; uPVC DG window to rear; uPVC door with obscured DG panel provides access to Rear Garden

Dining Room

8' 10" x 9' 8" (2.69m x 2.95m) Carpeted; radiator; uPVC DG window to rear

First Floor Landing

5' 11" MAX x 8' 5" MAX (1.80m x 2.57m) Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; access hatch to loft with pull-down ladder

Bedroom 1

9' 11" x 12' 11" (3.02m x 3.94m) PLUS IN-BUILT STORAGE Carpeted; radiator; original built-in storage cupboards; fitted bedroom furniture; uPVC DG window to front

Bedroom 2

12' 6" x 9' 8" (3.81m x 2.95m) INC. IN-BUILT STORAGE Carpeted; radiator; alcove with shelving; built-in storage housing gas central heating boiler: Worcester combi; uPVC DG window to rear

Bedroom 3

8' 6" x 7' 6" (2.59m x 2.29m) Carpeted; radiator; uPVC DG window to front

Family Bathroom

5' 11" x 5' 10" (1.80m x 1.78m) Vinyl flooring; fully tiled walls; ladder-style radiator; pedestal wash hand basin with separate hot and cold water taps; WC; panelled bath with separate hot and cold water taps and electric Galaxy Aqua 3000 shower over; uPVC obscured DG window to rear

Rear Garden

Enclosed on all side by blockwork walls; two steps lead down from Kitchen to patio area laid to slabs; central path laid to slabs leads to rear of garden with areas to both sides of the path laid to stone chippings; mature trees and bushes

Outbuilding

9' 3" x 6' 2" (2.82m x 1.88m)



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Ramped access.

EPC Rating: C (69)

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

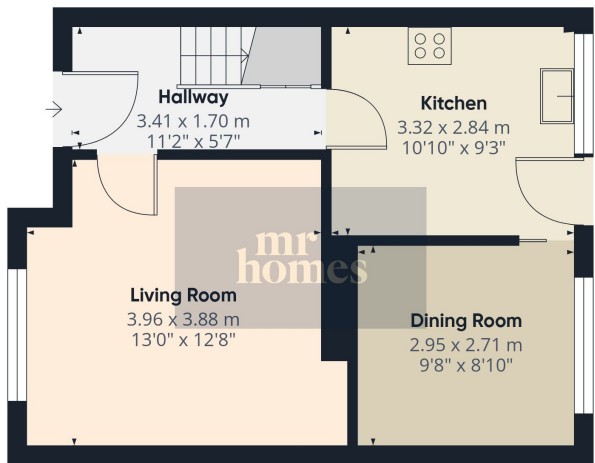
Mobile Signal

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

Construction Type

Standard

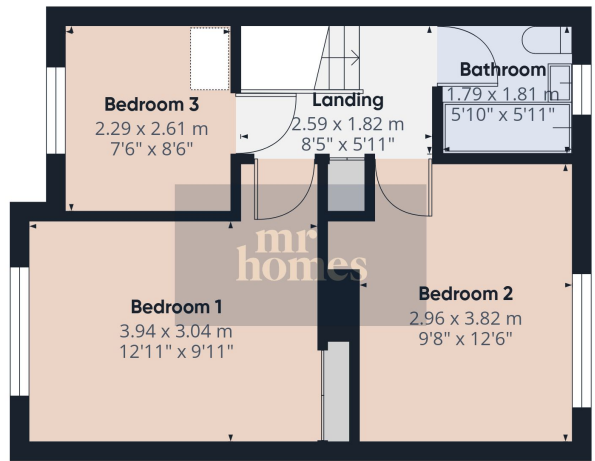




Floor 0 Building 1



Approximate total area^m
76.4 m²
822 ft²



Floor 1 Building 1



(1) Excluding balconies and terraces

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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