

FOR SALE

Asking Price £130,000 Leasehold



Grand Avenue, Ely, Cardiff. CF5 4RB

- NO CHAIN
- VACANT POSSESSION
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- BLOCK PAVED DRIVEWAY
- PRIVATE SOUTHEAST-FACING REAR GARDEN
- LEASE EXTENSION ON COMPLETION
- DISABLED ACCESS WET ROOM
- GREAT TRANSPORT LINKS & ACCESS TO SHOPS & AMENITIES
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING



PROPERTY DESCRIPTION

Offering a fantastic opportunity for first-time buyers, downsizers, or investors, this charming ground floor flat boasts two spacious double bedrooms and a modern disabled access wet room, making it a versatile home for a range of needs. The property benefits from a private southeast-facing rear garden, perfect for enjoying morning sunshine and outdoor relaxation, alongside a block paved driveway providing convenient off-street parking. Offered with vacant possession and no chain, this home also comes with the significant advantage of a lease extension secured upon completion, making it an even more attractive prospect. Enhanced by uPVC double glazing and gas central heating throughout, the flat ensures comfort year-round in a well-maintained and easily accessed setting.

Located in a vibrant and well-connected area, this property enjoys excellent transport links, making commuting and day-to-day travel hassle-free. A wealth of local shops, amenities, cafes, and restaurants are within easy reach, catering to all lifestyle needs. Families will appreciate the nearby schools and parks, while professionals will benefit from quick access to major roads and public transport options. This locale combines the convenience of urban living with a welcoming community feel, providing an ideal balance for any homeowner.

The inviting reception room acts as the heart of the home, offering ample space for relaxing and entertaining. Its neutral décor and natural light create a warm and airy atmosphere, suitable for various furnishing styles and layouts. Adjacent to the living area is the kitchen, thoughtfully designed to maximise functionality with modern fittings and sufficient storage, making meal preparation both efficient and enjoyable.

The two double bedrooms provide generous proportions, each offering enough space for large beds and additional furniture, ensuring comfort and privacy. The bedrooms' versatile layouts allow for a range of uses, from restful retreats to work-from-home areas if desired.

The property's standout feature is the fully accessible wet room, tailored to provide ease of use for those with mobility challenges, featuring modern fixtures and a practical design that does not compromise on style.

Externally, the southeast-facing rear garden is a rare and valuable asset in a flat of this nature, offering a peaceful outdoor space ideal for gardening, alfresco dining, or simply enjoying the sunshine. The block paved driveway at the front provides convenient parking space and enhances the property's curb appeal.

This ground floor flat represents a wonderful chance to acquire a well-presented, adaptable home in a sought-after location. With excellent local amenities, superb transport links, and a range of thoughtful features including a lease extension, private garden, and off-street parking, this property is ready to welcome its new owners with vacant possession and no onward chain.



ROOM DESCRIPTIONS

Outside Front

Property is approached via a metal pedestrian gate and double metal gates for vehicular access; block paved driveway leads to front door

Entrance Porch

7' 9" x 3' 5" (2.36m x 1.04m) Accessed via uPVC front door with obscured DG panel and obscured DG picture windows to both side; laminate flooring; radiator; access to Entrance Hallway via timber door with leaded stained glass

Hallway

3' 4" x 18' 3" (1.02m x 5.56m) Laminate flooring; radiator; access to all rooms; storage cupboards

Living Room

14' 4" x 11' 9" (4.37m x 3.58m) Carpeted; radiator; feature fireplace; uPVC DG window to front

Bedroom 1

10' 9" x 13' 8" (3.28m x 4.17m) Carpeted; radiator; 2 x built-in wardrobes with storage above; uPVC DG window to front

Bedroom 2

10' 0" x 10' 5" (3.05m x 3.17m) Carpeted; radiator; uPVC DG window to rear

Disabled Access Wetroom

5' 11" x 5' 9" (1.80m x 1.75m) Anti-slip flooring; fully tiled walls; pedestal wash hand basin with separate hot and cold water taps; WC; shower area with plastic gates, shower curtain, pull-down seat, grab handles, AKW electric shower; ladder-style radiator; uPVC obscured DG window to rear

Kitchen

Tiled flooring; partly tiled walls; storage cupboard; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and separate hot and cold water taps; gas central heating combi boiler: Vaillant ecoTEC pro 28; 2 x uPVC DG windows to rear and uPVC back door with obscured DG panel provides access to Rear Garden

Rear Garden

3 steps down from Kitchen to patio area laid to slabs with access to front via gate (over neighbouring property); steps down to timber decked seating area laid to artificial lawn; steps down to final area of rear garden laid to mixture of slabs and stone chippings



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: None.

Accessibility Types: None.

EPC Rating: D (66)

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

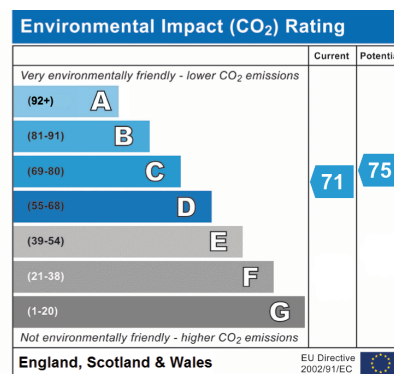
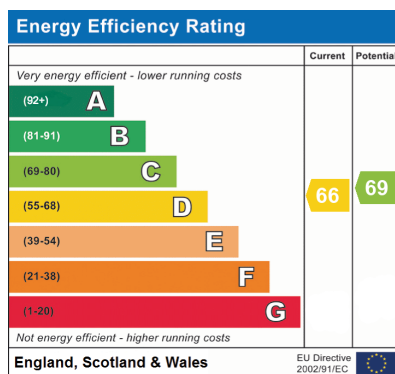
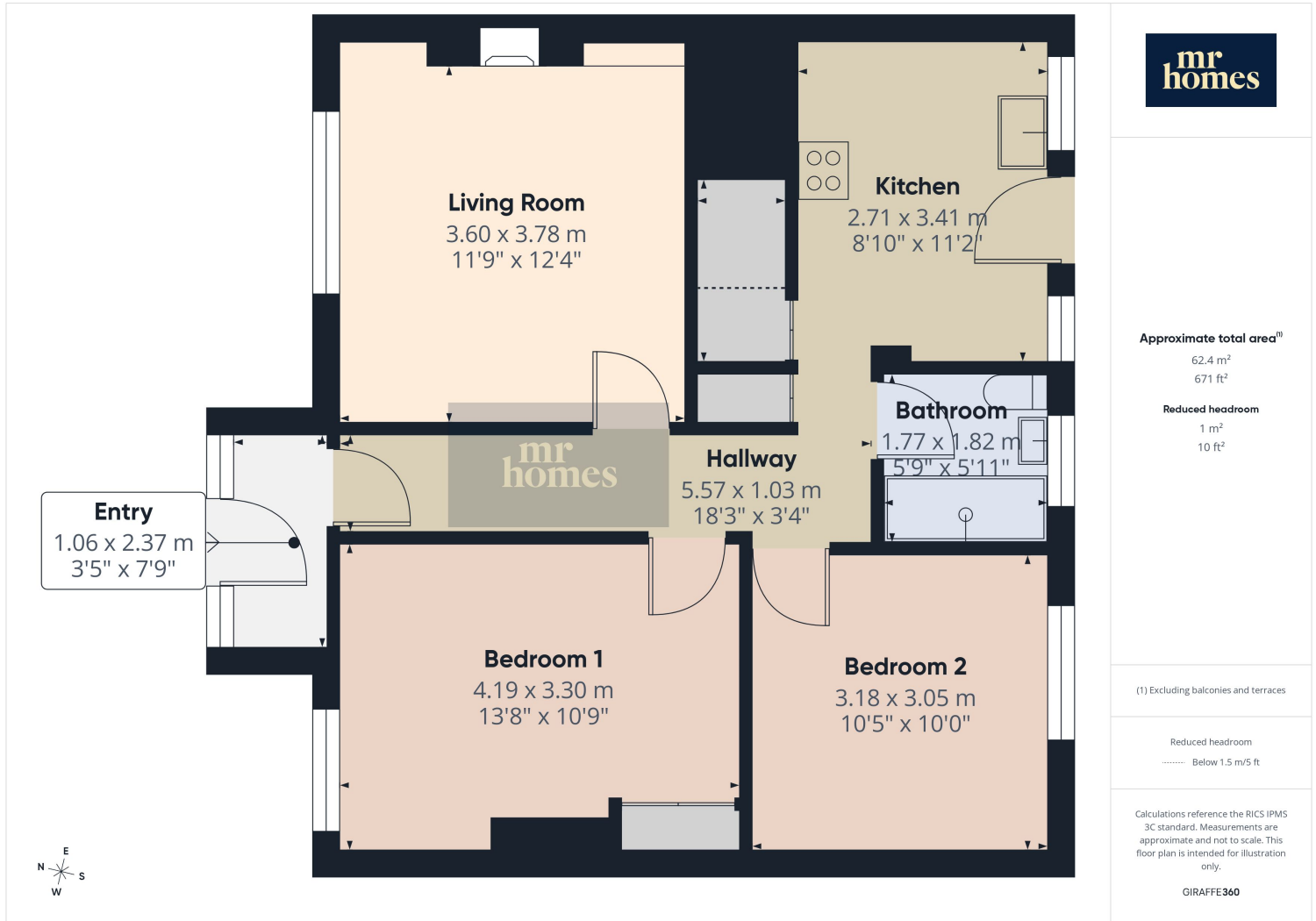
Construction Type

Standard



FLOORPLAN & EPC

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homes



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