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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cherrydale Road*

ELY



*A three bedroom mid terrace home conveniently located in close proximity to a variety of local amenities and public transport links.*

Comments by Mr Luke Trezise

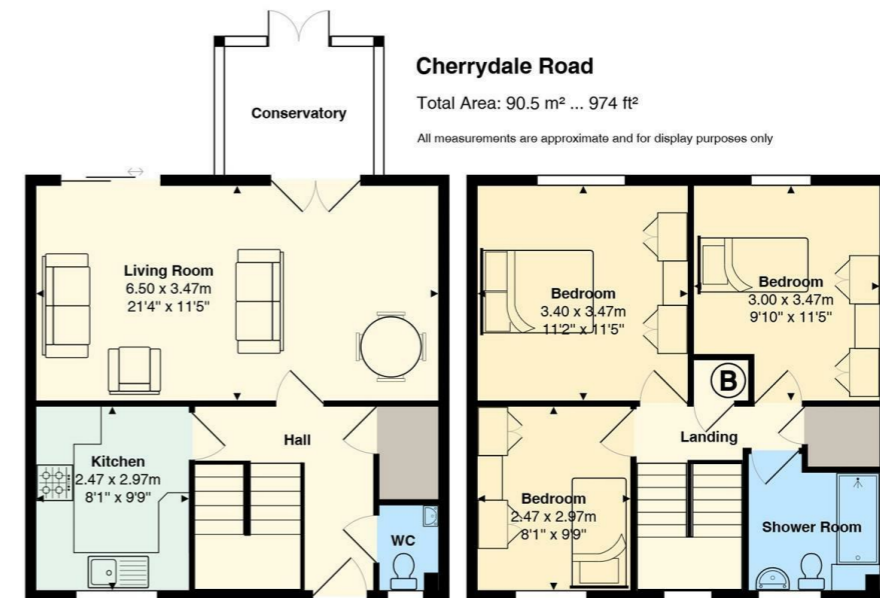
**Property Specialist**  
**Mr Luke Trezise**  
 Senior valuer

luke@jeffreyross.co.uk



*The property has been owned by our family for the last 40 plus years and we have many happy and fond memories.*

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Hall

Herbert Thompson Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

WC

Cardiff West Community High School  
Ysgol Gymraeg Coed-Y-Gof  
Ysgol Gyfun Gymraeg Plasmawr

Kitchen 8'1 x 9'9 (2.46m x 2.97m)

Living room 21'4 x 11'5 (6.50m x 3.48m)

Conservatory

Bedroom 11'2 x 11'5 (3.40m x 3.48m)

Bedroom 9'10 x 11'5 (3.00m x 3.48m)

Bedroom 8'1 x 9'9 (2.46m x 2.97m)

Shower room

EPC

Rating C

Council Tax

Band B

School Catchments

CARDIFF VALE CAERPHILLY BRISTOL

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# Cherrydale Road

Ely, Cardiff, CF5 4AL

Asking Price

£200,000



3 Bedroom(s)



1 Bathroom(s)



974.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

This delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property offers spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms ensure ample space for family living or accommodating visitors.

One of the standout features of this home is the enclosed rear garden, which presents outdoor space perfect for enjoying sunny days or hosting barbecues with friends and family.

The property is conveniently located close to a variety of amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike. Furthermore, the property benefits from allocated parking, ensuring that you have a designated space for your vehicle/s.

This property would make an ideal first home and early viewing would be advised.



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