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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol Carnau*

ELY

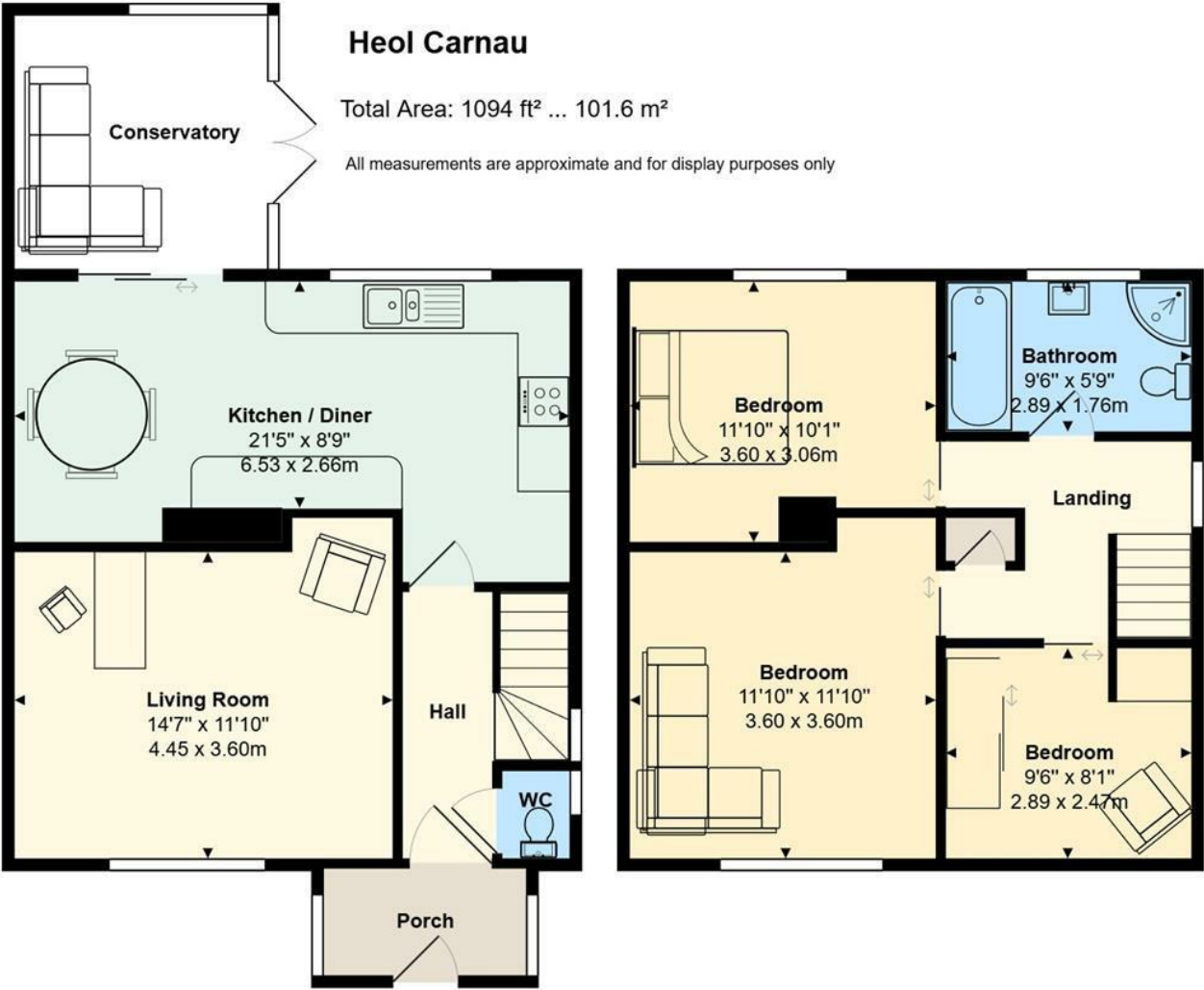


Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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*A beautifully presented house, which has undergone renovations throughout.*

Comments by the Homeowner





# Heol Carnau

*Ely, Cardiff, CF5 5NG*

Guide Price

**£260,000**



3 Bedroom(s)



1 Bathroom(s)



1237.86 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Located on Heol Carnau in Ely, Cardiff, this three-bedroom house. Spanning an impressive 1,238 square feet, the property has been thoughtfully refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants.

To the ground floor you will find a spacious reception room that serves as an ideal space for relaxation or entertaining. The well-appointed kitchen and dining area provide a functional layout, with the addition of a conservatory. The three bedrooms are generously sized, offering ample space for rest and personalisation, while the bathroom is designed with modern fixtures for your convenience.

One of the standout features of this property is the parking space available for two vehicles. The house is chain-free, making the buying process smoother and more straightforward for prospective buyers.

Built in 1950, this home retains a sense of character while benefiting from contemporary updates. The surrounding area boasts a friendly community atmosphere, with local amenities, schools, and parks within easy reach, making it an excellent choice for families.

In summary, this beautifully refurbished house on Heol Carnau presents a wonderful opportunity for those seeking a comfortable and stylish home in Cardiff.



|                                          |                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Porch                                    | Private Driveway                                                                                                                                                                                                                                                                                                             |
| Hallway                                  | Tenure<br>We are advised that this property is freehold. This is to be confirmed by your legal representative.                                                                                                                                                                                                               |
| Living Room 14'7 x 11'10 (4.45m x 3.61m) | EPC<br>RATING D                                                                                                                                                                                                                                                                                                              |
| Kitchen Diner 21'5 x 8'9 (6.53m x 2.67m) | Council Tax<br>BAND C                                                                                                                                                                                                                                                                                                        |
| Conservatory                             | School Catchment<br>My English medium primary catchment area is Trelai Primary School<br>My English medium secondary catchment area is Cardiff West Community High School<br>My Welsh medium primary catchment area is Ysgol Gymraeg Nant Caerau<br>My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr |
| WC                                       |                                                                                                                                                                                                                                                                                                                              |
| Landing                                  |                                                                                                                                                                                                                                                                                                                              |
| Bathroom 9'6 x 5'9 (2.90m x 1.75m)       |                                                                                                                                                                                                                                                                                                                              |
| Bedroom 1 11'10 x 11'10 (3.61m x 3.61m)  |                                                                                                                                                                                                                                                                                                                              |
| Bedroom 2 11'10 x 10'1 (3.61m x 3.07m)   |                                                                                                                                                                                                                                                                                                                              |
| Bedroom 3 9'6 x 8'1 (2.90m x 2.46m)      |                                                                                                                                                                                                                                                                                                                              |
| Garden                                   |                                                                                                                                                                                                                                                                                                                              |









| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 68      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

