



CLOS EIDDIW

ELY





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ELY, CF5 5NT - ASKING PRICE £405,000



4 bedroom(s)



2 bathroom(s)



1340.00 sq ft

Located on a new build estate Clos Eiddiw this charming four-bedroom detached house offers a perfect blend of comfort and elegance. Spanning an impressive 1,340 square feet, the property is situated within a private estate, ensuring a peaceful and secure environment for families. Upon entering, you are greeted by three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-designed layout allows for a seamless flow between the living areas, making it ideal for hosting gatherings or enjoying quiet family evenings. The master bedroom boasts an ensuite bathroom, adding a touch of luxury and convenience to your daily routine. The exterior of the property is equally appealing, featuring an attractive front garden that enhances its curb appeal. The southerly facing rear garden is a true highlight, offering a sun-drenched space perfect for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes parking for two vehicles, ensuring that you and your guests have convenient access. This delightful home is perfect for those seeking a tranquil lifestyle while remaining close to the vibrant amenities Cardiff has to offer. With its generous living space, well-appointed bedrooms, and beautiful outdoor area, this property is a must-see for anyone looking to settle in this charming part of the city.

PROPERTY SPECIALIST

Mr Julian Preston

julian@jeffreygross.co.uk


02920 499 680

Senior valuer





Energy Efficiency Rating

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

















HALL

LIVING ROOM

4.95m x 3.23m (16'3" x 10'7")

OFFICE

4.95m x 2.64m (16'3" x 8'8")

KITCHEN

3.40m x 3.05m (11'2" x 10')

DINING ROOM

3.05m x 2.69m (10' x 8'10")

UTILITY ROOM

W.C.

LANDING

BEDROOM

4.06m x 3.38m (13'4" x 11'1")

ENSUITE

BEDROOM

4.01m x 2.46m (13'2" x 8'1")

BEDROOM

3.43m x 2.34m (11'3" x 7'8")

BEDROOM

2.77m x 2.46m (9'1" x 8'1")

BATHROOM

MOBILE & BROADBAND

Broadband speeds of up to 1800 Mbps available. Mobile signal for the area is good.

GARDEN

A very attractive southerly facing rear garden with wooden fenced boundaries and an area laid to lawn with raised wooden decking as well as a copper slate patio.

TENURE

Freehold - To be confirmed by your legal advisor.

EPC

Awaiting rating

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Your Flying Start area is
Ely Caerau Pentrebane
My English medium primary catchment area is

Millbank Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Cardiff West Community High School (year 2024-25)
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

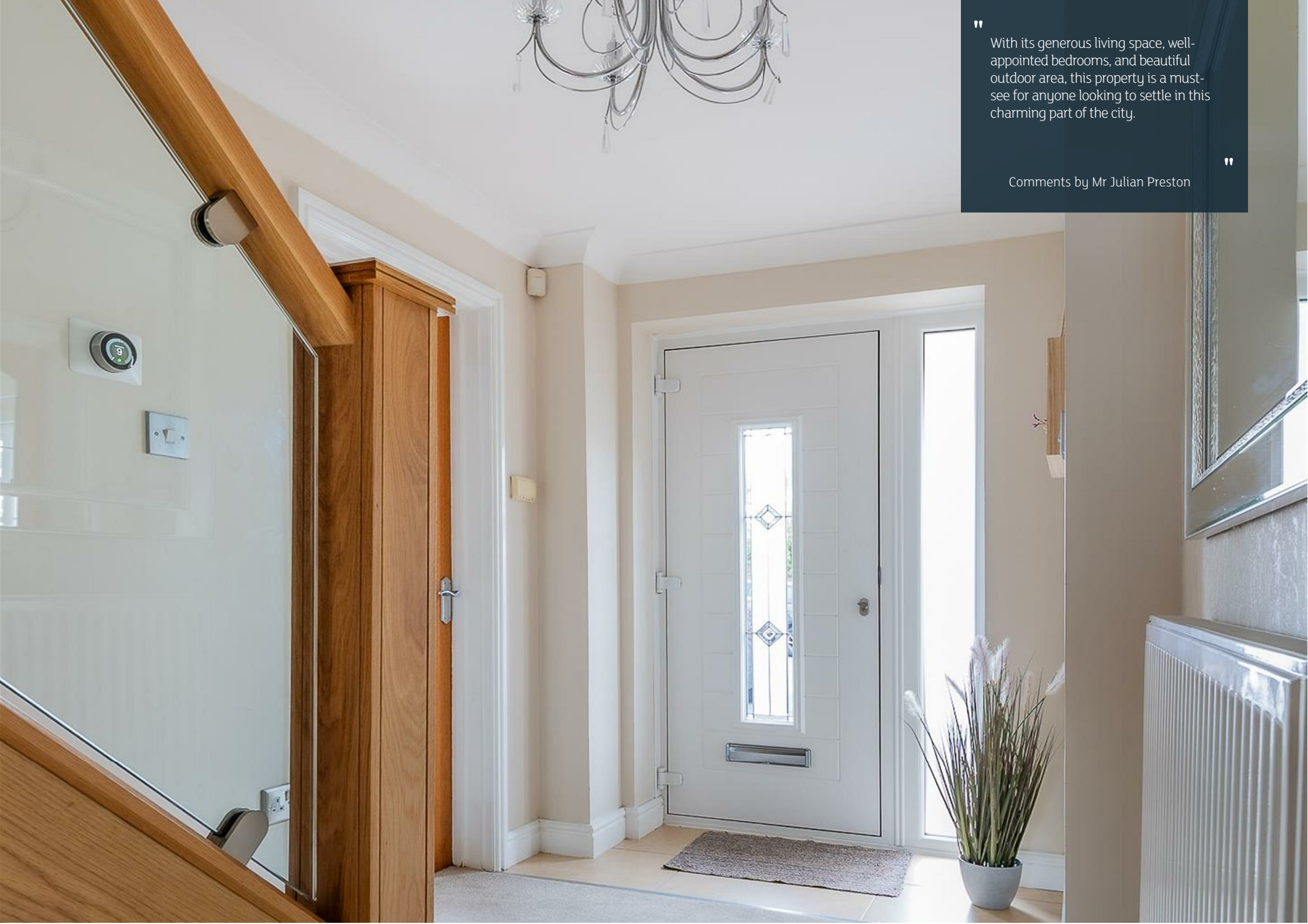
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

FRONT GARDEN & DRIVEWAY

An attractive frontage with areas laid to lawn with driveway parking for at least 2 larger style vehicles. Wooden gate to side offers access to the rear garden.

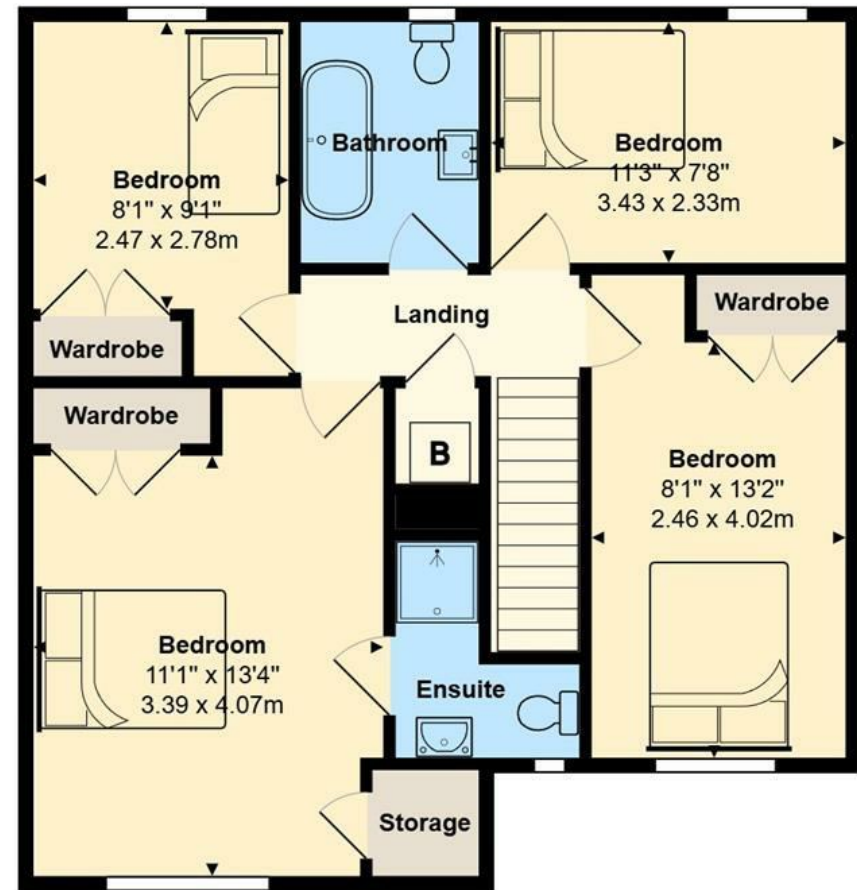
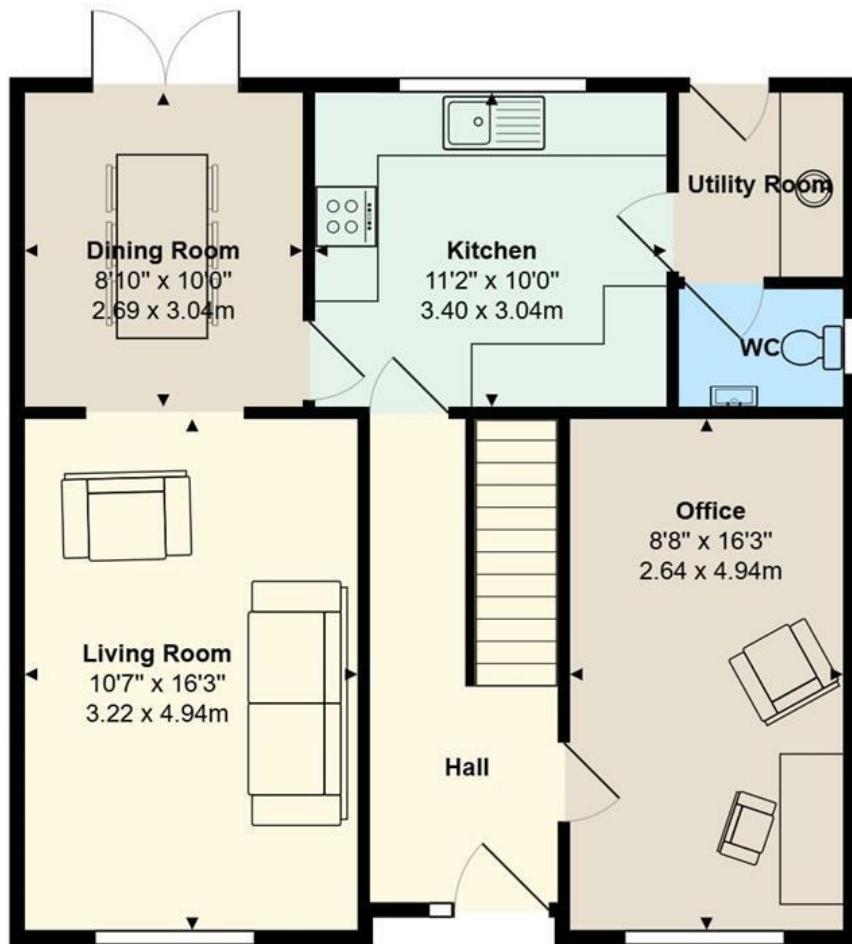
CONSTRUCTION

Block & brick with cavity wall.



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Comments by Mr Julian Preston



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Total Area: 1340 ft² ... 124.5 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross