

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COLIN WAY
ELY

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ELY, CF5 5AJ - £260,000

This delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1060 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious living room that exudes warmth and character. This area flows seamlessly into a generously sized conservatory, providing an excellent space for relaxation or entertaining guests while enjoying views of the garden. The conservatory is a wonderful addition, allowing natural light to flood the home and creating a bright, airy atmosphere. The property boasts a well-appointed ground floor bathroom, ensuring convenience for all residents. Outside, the garden is a true highlight, offering a tranquil retreat with ample space for outdoor activities. Additionally, a workshop is included, perfect for those with hobbies or DIY projects. Parking is made easy with a driveway with a drop kerb a valuable feature in this area. The combination of a lovely garden, practical living spaces, and convenient parking makes this semi-detached house a fantastic opportunity for anyone looking to settle in Cardiff.

3 bedroom(s) 1 bathroom(s) 1060.00 sq ft

- HALL**
- LIVING ROOM**
4.27m excluding bay x 3.02m into recess (14' excluding bay x 9'11" into recess)
- KITCHEN**
2.69m x 2.13m (8'10" x 7')
- CONSERVATORY**
5.84m max x 4.93m max (19'2" max x 16'2" max)
- LANDING**
- BEDROOM**
4.27m excluding bay x 3.00m to recess (14' excluding bay x 9'10" to recess)
- BEDROOM**
2.72m x 2.13m (8'11" x 7'0)
- BEDROOM**
2.72m max x 2.49m max (8'11" max x 8'2" max)

BATHROOM
1.63m x 1.63m (5'4" x 5'4")

SCHOOL CATCHMENT
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
My Welsh medium primary catchment area is Ysgol Gymraeg Treganna
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

CONSTRUCTION
Decorative outer brick with inner block work and a pitched slate roof.

MOBILE & BROADBAND
There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. Broadband speeds of up to 1800 Mbps are available.

TENURE
We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

COUNCIL TAX
Band C

EPC
Rated D

OUTSIDE
The front has a drop kerb driveway with brick wall and hedge boundaries. There is a wooden gate giving access to the rear garden. The rear garden comprises of a good size area laid to lawn with part wooden fenced boundaries. There is a childrens play house as well as a purpose built workshop situated to the back of the garden which offers a multitude of different application from simple storage to full workshop potential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	84
(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

