

FOR SALE

£190,000 Freehold



Glan Ely Close, Cardiff, South Glamorgan. CF5 3EJ

- NO CHAIN
- ATTENTION DEVELOPERS
- END OF TERRACE
- DOWNSTAIRS WETROOM & WC
- FAIRWATER GREEN NEARBY
- 3 BEDROOMS
- ATTENTION FIRST-TIME BUYERS
- GARAGE
- ST FAGANS VILLAGE NEARBY
- CLOSE TO PUBLIC TRANSPORT



PROPERTY DESCRIPTION

Welcome to this end of terrace 3-bedroom house, perfectly positioned in a sought-after area offering a blend of convenience and community. Boasting two spacious reception rooms and two bathrooms, this home presents an ideal opportunity for a range of different buyers be they families, couples, professionals or investors/developers seeking a property with excellent potential for renovation and modernisation.

The generous living room welcomes you with plenty of natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. Adjacent to this, the second reception room provides flexible space that could serve as a dining area, home office, or playroom—adaptable to your lifestyle needs. The downstairs wet room/WC add to the functionality of the home, offering convenience for both residents and visitors alike.

The kitchen features ample storage options and worktop space, perfect for preparing meals and storing your essentials. Additional generous storage throughout the property means clutter will never be a problem, allowing you to enjoy spacious, comfortable living.

Upstairs, you'll find three well-proportioned bedrooms, each with ample natural light and ready to be personalised to your taste. The bathroom is designed for family use with a bath and separate wetroom style shower. Whether you need space for a growing family or room to accommodate guests, this home delivers the potential to create a very comfortable home.

One of the standout benefits of this property is its fantastic location. St Fagans Village is nearby, offering a wonderful cultural experience, beautiful outdoor spaces, and community activities. For shopping and everyday essentials, Fairwater Green is just a short distance away, providing a variety of stores and amenities. The property is also conveniently close to public transport links, making commuting straightforward.

Add to this the convenience of a garage for parking or storage, and you have a home that combines practical features with great surrounding attractions. Offered with no chain, this property allows for a smooth and swift purchase process—ideal for buyers eager to move in with minimal delay in order to start putting their own stamp on this property.



ROOM DESCRIPTIONS

Outside Front

Pedestrian access to the front of the property is via steps with handrail with areas laid to lawn to both sides and area laid to paving slaps/concrete lead to front door

Outside Store

6' 3" x 4' 1" (1.91m x 1.24m) Brick built; accessed via timber gate; concrete flooring; electrics/fuse board; light;

Hallway

6' 0" x 15' 5" (1.83m x 4.70m) Tiled flooring; radiator; storage space under staircase; staircase rises to first floor

Guest WC/Wetroom

2' 10" x 4' 4" (0.86m x 1.32m) Non-slip flooring; fully tiled walls; sink with separate hot and cold taps; low-level WC; AKW electric shower; uPVC obscured DG window to front

Living Room

11' 3" x 15' 4" (3.43m x 4.67m) Laminate flooring; radiator; uPVC DG window to front

Dining Room

10' 8" x 8' 9" (3.25m x 2.67m) Laminate flooring; radiator; access to Kitchen; uPVC French Doors provide access to rear patio area

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m) Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; integrated 4-ring gas hob with extractor hood over; integrated electric oven; stainless steel sink with draining board and mixer tap; Candy washing machine; 2 storage cupboards; uPVC DG window to rear

First Floor Landing

3' 0" MAX x 10' 0" MAX (0.91m x 3.05m) Floorboards; access to all first floor rooms, including two storage cupboards.

Bedroom 1

9' 6" x 13' 8" (2.90m x 4.17m) Carpeted; radiator; uPVC DG window to the front

Bedroom 2

8' 9" MIN x 12' 8" (2.67m x 3.86m) Floorboards; radiator; uPVC DG window to rear

Bedroom 3

7' 11" x 8' 4" (2.41m x 2.54m) Floorboards; radiator; uPVC DG window to front

Bathroom/Wetroom

6' 1" x 7' 7" (1.85m x 2.31m) Non-slip flooring; fully tiled walls; radiator; mains powered shower with accessible shower gate and shower curtain rail; pedestal wash hand basin with mixer tap; WC; panelled bath with separate hot and cold taps; uPVC obscured DG window to rear

Storage Cupboard

4' 10" x 4' 4" (1.47m x 1.32m) Carpeted; access hatch to loft

Cupboard

2' 6" x 3' 4" (0.76m x 1.02m) Floorboards; houses gas central heating combi boiler: Ideal Logic Combi c30

Garage

8' 4" x 16' 3" (2.54m x 4.95m) Pedestrian access via timber gate; vehicle access via manually operated stainless steel roller shutter door; concrete flooring; power and light



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (69)

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

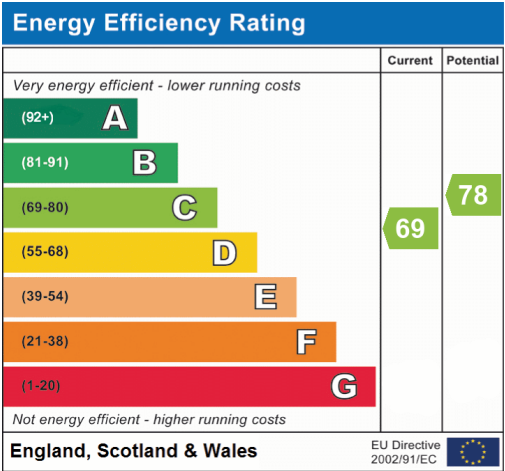
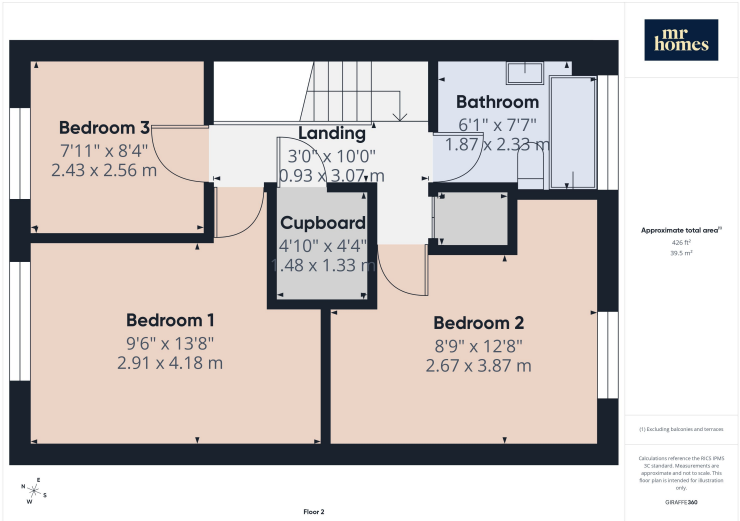
Please see Ofcom coverage checkers

Construction Type

Standard



FLOORPLAN & EPC



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