

FOR SALE | Guide Price £699,995 | Ely Road, Llandaff, Cardiff, South Glamorgan CF5 2JE

A DETACHED BUNGALOW OCCUPYING AN ELEVATED POSITION IN THE HEART OF LLANDAFF AND WITHIN A SHORT WALK OF LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND THE CATHEDRAL GREEN. NO CHAIN.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have received formal instructions to bring to the market this detached bungalow located on Ely Road, Llandaff.

The property, which is known as the Garden House, offers over 1800 square feet of accommodation which briefly comprises entrance hall, cloakroom/wc, living room, sitting room, kitchen, utility room, two double bedrooms and a shower room. The property further benefits from an undercroft double garage with electric up and over door, low maintenance grounds, Upvc double glazing and gas central heating.

There is further potential to extend, subject to the relevant planning permissions being obtained.

Ely Road is located on the outskirts of Llandaff village and is within a short walk of a range of local amenities to include a Spar convenience store, Post Office, Coffi Lab and a selection of restaurants and public houses. The property is also within a short walk of the Cathedral and its green spaces, which is what Llandaff is well renowned for.

Internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: G. Approximately £2859.00 per annum.

Land Transaction Tax: £32,999.00 (based on the asking price of £699,995)

Square Footage: 1855.49 sq ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Radnor Primary School English medium secondary catchment area: Fitzalan High School. Welsh medium primary catchment area: Ysgol Pencae. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.