

FOR SALE

Guide Price £210,000 to £220,000 Freehold



Vachell Road, Ely, Cardiff. CF5 4HJ

- 3-BED SEMI-DETACHED FAMILY HOME
- DRIVEWAY
- GAS CENTRAL HEATING
- BAY FRONTED
- CONSERVATORY
- FULLY LANDSCAPED REAR GARDEN
- CLOSE TO PUBLIC TRANSPORT
- uPVC DOUBLE GLAZING
- CLOSE TO SHOPS & AMENITIES
- TENURE: FREEHOLD.



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PROPERTY DESCRIPTION

*** Guide Price: £210,000 to £220,000 *** NO CHAIN - Welcome to this charming, bay-fronted 3-bedroom semi-detached house, perfectly positioned in a sought-after location that combines comfort and convenience. Ideal for families or anyone looking to settle in a vibrant community, this property offers a fantastic blend of traditional appeal and modern amenities, making it a true gem on the market.

Additional features of this wonderful property include uPVC double glazing and gas central heating, ensuring warmth. The driveway provides off-road parking, adding to the convenience and security for you and your family. The home's location is equally impressive, situated close to public transport links that make commuting straightforward and hassle-free. Meanwhile, a range of shops and amenities are just a short walk away, making daily errands and social activities effortlessly accessible.

EPC RATING = AWAITING ASSESSMENT... COUNCIL TAX BAND = B.

FREE MORTGAGE ADVICE AVAILABLE - PLEASE ASK FOR AN APPOINTMENT.

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ROOM DESCRIPTIONS

SUMMARY

Step inside to discover a spacious reception room that instantly feels warm and inviting, flooded with natural light courtesy of the classic bay window. The generously sized layout provides a perfect space for relaxing or entertaining guests, creating a seamless flow throughout the ground floor. Adjacent to this, you'll find a delightful conservatory – a versatile addition to the home that can be used as a sunroom, dining area, or quiet retreat to enjoy garden views all year round.

The kitchen offers practicality, ready to accommodate your culinary needs while maintaining easy access to the conservatory and rear garden. Speaking of the outdoors, the property boasts a fully landscaped rear garden, beautifully maintained and ideal for outdoor dining, family playtime, or simply unwinding in privacy. This garden provides an ideal balance of aesthetics and functionality.

Upstairs, you will find three comfortable bedrooms that offer plenty of space for rest and relaxation. Each room is generously proportioned, with ample natural light and flexibility to suit your lifestyle – whether that means a peaceful sanctuary, a home office, or a guest room. The family bathroom is conveniently located to serve all bedrooms, ensuring ease and convenience for daily routines.

Outside Front & Driveway

Driveway laid to tarmac

Entrance Hallway

3' 1" x 4' 10" (0.94m x 1.47m) Accessed via uPVC front door with obscured and stained DG panels; carpeted; radiator; access to Living Room; carpeted stairs rise to first floor

Living Room

13' 5" MIN x 14' 2" MAX (4.09m x 4.32m) Carpeted; radiator; cupboard housing electricity meter and RCD Consumer Unit; access to Kitchen; 2 x uPVC DG windows to front

Kitchen/Diner

17' 1" x 9' 1" (5.21m x 2.77m) Vinyl Tile Flooring; radiator; modern fitted kitchen with matching wall and base units with worktops over & tiled splash backs; stainless steel sink with draining board and mixer tap. Space and plumbing for washing machine; space and plumbing for dishwasher; space for free-standing gas cooker, extractor hood over; space for free-standing American-style fridge freezer; gas central heating boiler. Ideal Exclusive 24; 3 x uPVC DG windows, 1 obscured to side, 2 to rear; uPVC door with obscured DG panel provides access to Conservatory

Conservatory

11' 0" x 9' 2" (3.35m x 2.79m) uPVC construction; radiator; French doors provide access to Rear Garden

First Floor Landing

4' 5" x 8' 0" (1.35m x 2.44m) Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft; uPVC DG window to side

Bedroom 1

9' 5" x 14' 2" (2.87m x 4.32m) Carpeted; radiator; uPVC DG window to front

Bedroom 2

9' 9" x 9' 0" (2.97m x 2.74m) Carpeted; radiator; uPVC DG window to rear

Bedroom 3

7' 3" x 9' 4" (2.21m x 2.84m) Carpeted; radiator; uPVC DG window to front

Family Bathroom

6' 10" x 4' 3" (2.08m x 1.30m) Vinyl flooring; sink; WC; panelled bath with mixer tap and electric shower over; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving stones leading to area laid to artificial lawn leading to steps to a raised area laid to paving stones; timber gate to side provides access to front of property/driveway



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Driveway. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

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

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 23 Mbps

Superfast - 74 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

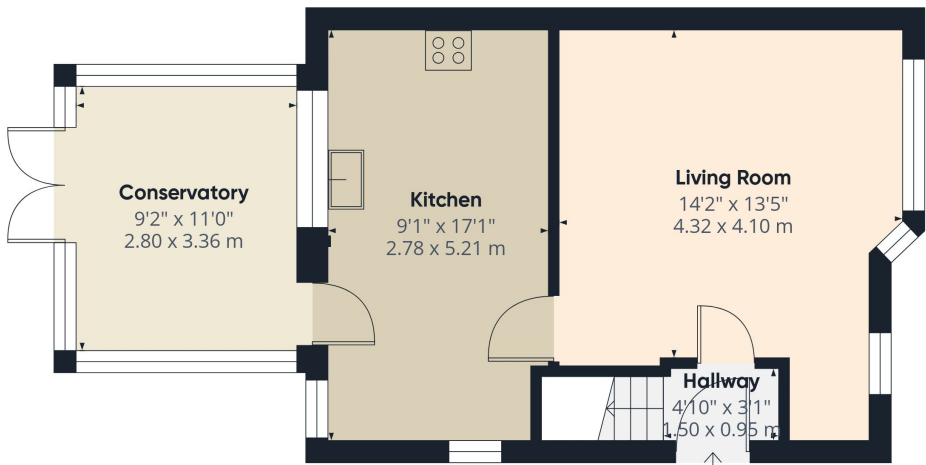
BT - Sky - Virgin

Construction Type

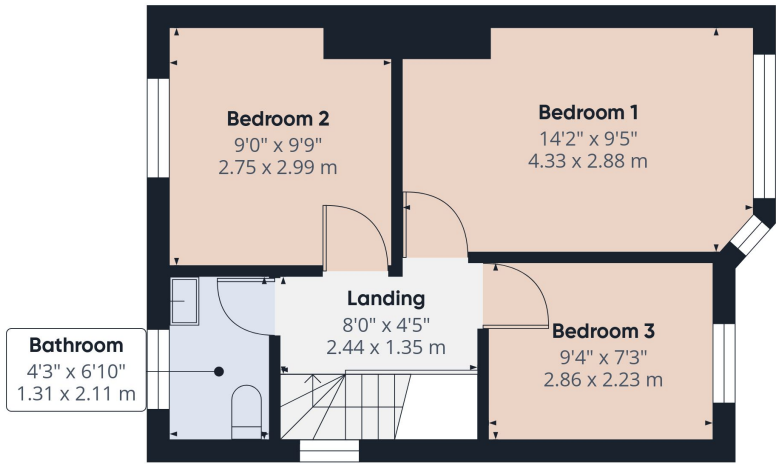
Standard



FLOORPLAN



Floor 0



Floor 1



Approximate total area^m
859 ft²
79.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

