



Flat F, 4-6 Ely Road, Llandaff, CF5 2JG
£149,950

BRINSONS & BIRT

Accommodation

The accommodation, in need of some modernisation in parts but overall in good condition, briefly comprises; entrance hall, living/dining room with arch into kitchen on the ground floor, with stairs leading down to two bedrooms and a bathroom on the lower ground floor.

Further benefits include, gas combination central heating system, UPVC double glazing, as well as skimmed walls and ceiling throughout.

Communal Hallway

Entered via fully double glazed communal door, into hallway offering access to flats front door with telephone intercom system.

Ground Floor

Entrance Hall

Entered via wooden front door. UPVC double glazed window to rear, skimmed walls, fitted carpet. Alarm panel housed to wall. Door leading through into;

Living/Dining Room 15'06 (max) x 14'11 (max) (4.72m (max) x 4.55m (max))

Two double glazed UPVC windows to front, skimmed walls, fitted carpet, two radiators, TV aerial point and telephone point. Archway leading through into;

Kitchen 7'04 x 7'04 (max) (2.24m x 2.24m (max))

Kitchen comprising a range of wooden wall and base units with inset electric oven and four ring hob above, inset composite sink and drainer with matching mixer tap and space for fridge/freezer and plumbed for washing machine. UPVC window to rear, tiled splash backs, vinyl flooring and gas combination boiler housed to wall.

Lower Ground Floor

Landing

Stairs lead down to landing, with skimmed walls, fitted carpet. Doors leading to all rooms;

Bedroom 1 10'2 x 9'9 (3.10m x 2.97m)

UPVC double glazed window to rear, skimmed walls, fitted carpet, two radiators, television point and inset fitted wardrobe.

Bedroom 2 10'10 x 6'10 (3.30m x 2.08m)

UPVC double glazed window to front, skimmed walls, fitted carpet, two radiators.

Bathroom

White three piece suite currently comprising; panelled bath with ornate mixer tap and complimentary shower head attachment integrated, low level WC and pedestal wash hand basin. UPVC double glazed window to front, fully tiled walls, vinyl flooring and radiator.

Outside

Shared parking to the outside via an area to rear, laid to tarmac, with concrete steps leading to a flat, private, communal garden. There is a small area directly outside the flat that is for private use.

Tenure

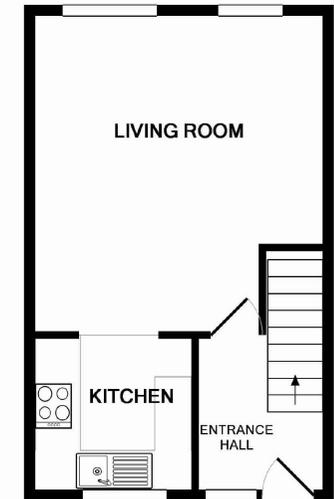
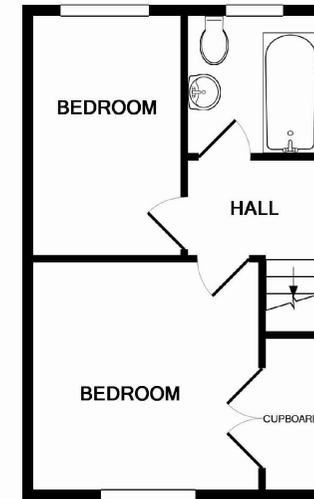
We have been advised by the sellers that this property is leasehold with 80 years remaining and is managed by Absolute Property Management Services. The purchaser is advised to obtain verification from their solicitor or surveyor.

Council Tax

Band D

Further Information

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property will remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

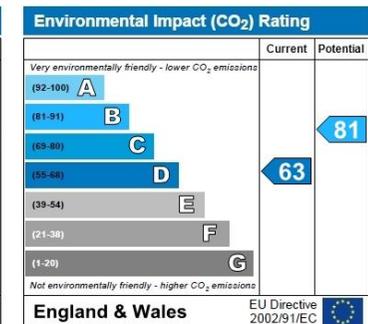
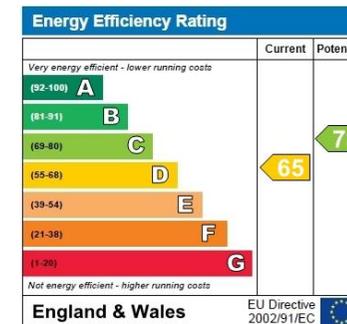


GROUND FLOOR

BRINSONS
CHARTERED SURVEYORS

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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