

FOR SALE



Grand Avenue

Ely, Cardiff, CF5 4BL

ELY, CARDIFF

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OFFERS IN EXCESS OF

£190,000

3 BEDROOMS

1 BATHROOM

761 SQ FT

CORNER PLOT

OFF ROAD PARKING

GREAT FAMILY HOME



THE PROPERTY

This house is offered to market Chain free.

This delightful house boasts 3 bedrooms, a spacious lounge and dining area, modern kitchen, WC, and family bathroom. This property is perfect for a growing family or those in need of extra space.

This property features a large garden, and side plot. The house has a modern finish throughout, it was refurbished when purchased, ensuring that you'll be moving into a well-maintained and updated home.

Situated in a central location, with convenient transport links to the city centre and plenty of amenities nearby.

Whether you're looking to settle down or invest in a property with potential, this house on Grand Avenue is a fantastic opportunity.



INSIDE

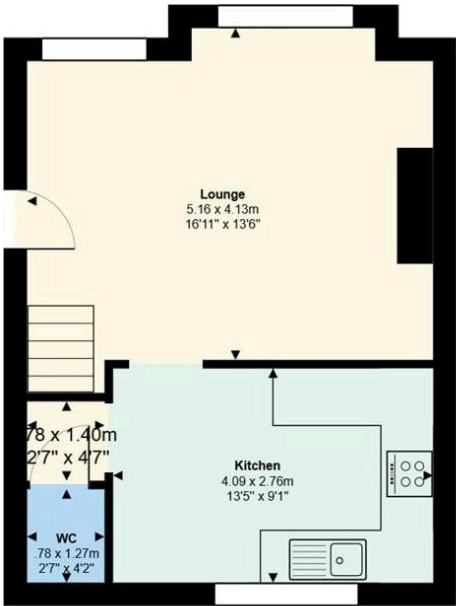
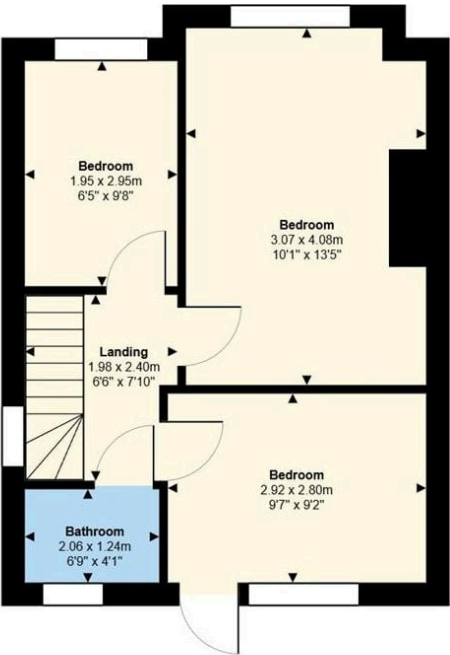


ACCOMMODATION

LOUNGE	5.16m x 4.11m
KITCHEN	4.09m x 2.77m
W.C	0.79m x 1.27m
UTILITY SPACE	0.79m x 1.40m
LANDING	1.98m x 2.39m
BATHROOM	1.24m x 2.06m
BEDROOM 1	3.07m x 4.09m
BEDROOM 2	2.92m x 2.79m
BEDROOM 3	1.96m x 2.95m

PROPERTY TYPE	HOUSE
INTERNAL AREA	761 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 88

FLOORPLAN



56a, Grand Avenue, Ely, CF5 4BL

Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

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223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk