

Vellacott Close

CARDIFF, CF10 4AS

£165,000

**Hern &
Crabtree**



Vellacott Close

This one-bedroom flat in Messina House is an incredible opportunity you won't want to miss! With its bright, inviting interiors and unbeatable location, this property is a perfect match for a variety of buyers looking for comfort, convenience, and charm. Make it yours today and embrace everything it has to offer!

Step inside and be immediately greeted by a light-filled, airy space that flows throughout the flat. The generous lounge/diner is the perfect place to unwind or host friends, while the cozy bedroom offers a serene, peaceful retreat to recharge at the end of your day.

What really sets this property apart is its enviable location! Nestled in a highly sought-after area, you'll have effortless access to an array of vibrant local amenities, including top-notch shops, delicious restaurants, and convenient transport links. Whether you're keen to explore the dynamic city center or enjoy the peaceful green spaces nearby, this flat truly delivers the best of both worlds! Don't wait—come see it for yourself!



593.00 sq ft

Hallway

Enter from the communal hallway. Telephone intercom. Wooden laminate flooring. Radiator. Loft access hatch.

Lounge/Diner

19'0" max x 10'9" max

Double glazed windows. Continuation of wooden laminate flooring. Radiator.

Kitchen

8'8" max x 8'0" max

Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Space for fridge freezer. plumbing for washing machine. Vinyl flooring.

Bedroom

16'1" max x 10'7" max

Double glazed windows. Radiator.

Bathroom

7'3" max x 6'6" max

W/C and wash hand basin. Vanity unit. Bath with electric shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

Tenure

Leasehold. years from with years remaining. £ annual ground rent. £ annual service charges.

Additional Information

Council Tax Band D (Cardiff). EPC rating TBC.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

