

Vellacott Close

CARDIFF, CF10 4AS

GUIDE PRICE £165,000

**Hern &
Crabtree**



Vellacott Close

Beautifully presented one-bedroom flat in Messina House.

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!

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.



593.00 sq ft

Hallway

Enter from the communal hallway this is a top floor apartment. 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

£900 per half year Approx for service charge

£25 per annum ground rent

lease has 103 Approx remaining

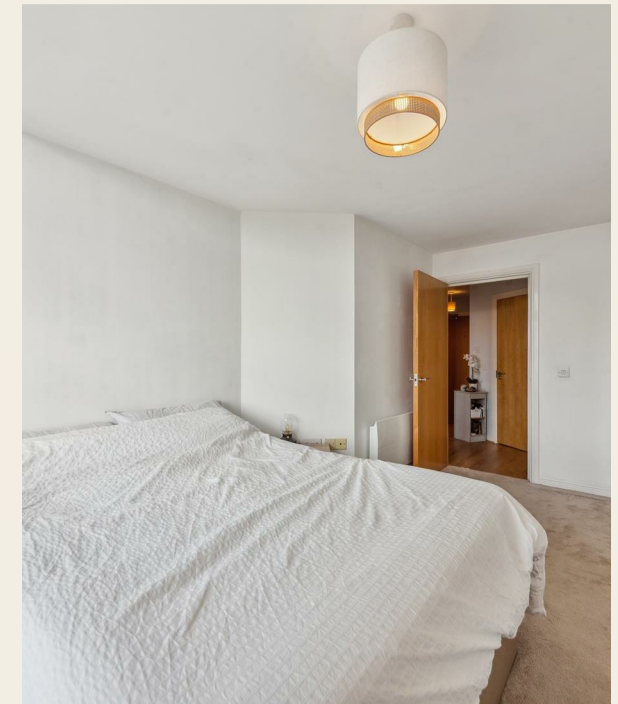
Additional Information

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

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based

on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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

