

# Picca Close

ST LYTHANS PARK, CARDIFF, CF5 6XP

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**





# Picca Close

No Chain. A stylish and tastefully presented three bedroom detached house placed on this popular development in St Lythans Park. With an open plan kitchen/diner, this property will certainly prove to be popular.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge and an Open Plan Kitchen/Diner to the ground floor. To the first floor are Three Double Bedrooms with an En-Suite to the Master and a family Bathroom. The property further benefits from a private rear garden as well as off street parking and a single garage to the side.

St Lythans Park is a development of new homes in Culverhouse Cross, on the outskirts of Cardiff and the Vale of Glamorgan. This home is ideally located for accessing the M4, and enjoying the many amenities on offer in the Welsh capital. Internal viewings are highly recommended!



**965.00 sq ft**

### 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.

### Entrance

Entered via a composite front door into the hallway, radiator, stairs to the first floor, wood laminate flooring.

### Cloakroom

Double obscure glazed window to the side, radiator, w.c and wash hand basin.

### Living Room

14'2 x 13'4

Double glazed bay window to the front, radiator.

### Kitchen/Diner

18'5 x 11'5 max

Double glazed window to the rear and double glazed patio doors lead to the garden, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, combination boiler, a four ring gas hob with electric oven and grill, integrated fridge/freezer, integrated dishwasher and a washing machine, large understairs storage cupboard, two radiators.

### First Floor Landing

Stairs rise up from the entrance hall, access to loft space, airing cupboard housing the hot water cylinder.

### Bedroom One

11'11 x 12'6

Double glazed window to the front, radiator.

### En Suite

7'3 x 5'7

Double obscure glazed window to the front, a walk in corner shower, w.c and wash hand basin, radiator, wood laminate floor.

### Bedroom Two

8' x 10'9 max

Double glazed window to the rear, radiator.

### Bedroom Three

10'2 x 8'6

Double glazed window to the rear, radiator.

### Bathroom

5'6 x 8'6

Double obscure glazed window to the side, bath, with shower over, w.c and wash hand basin, radiator, wood laminate flooring.

### Rear Garden

Enclosed garden by timber fence, paved and lawn area, gate to the side.

### Garage

A single garage with up and over door.

### Front

Wood chippings, path.

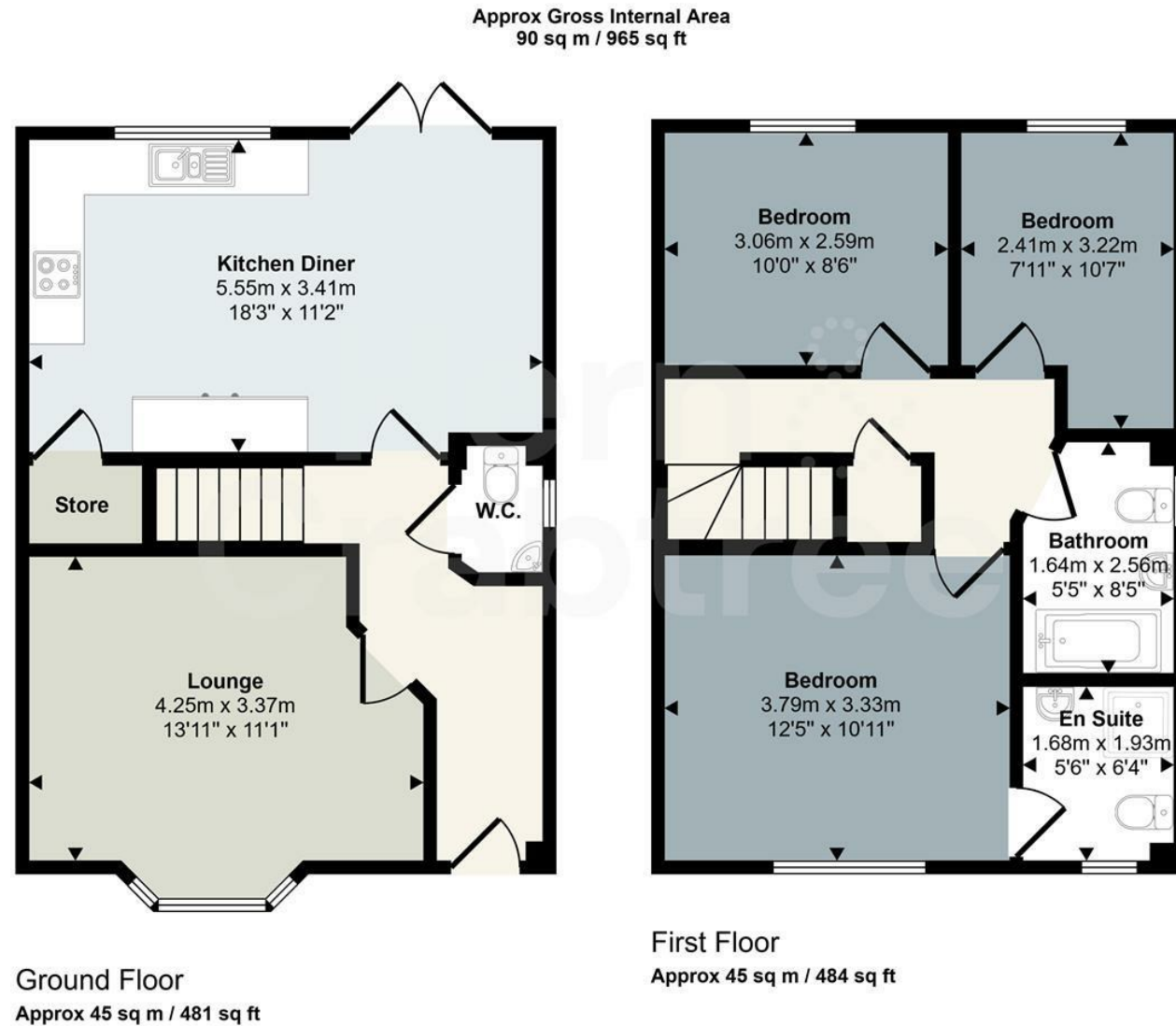
### Tenure and additional information

we have been advised by the seller that the property is freehold.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

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.

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



