



**6 Dryden Close, Cardiff, CF3 5JY**  
**Offers In Excess Of £210,000**



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## Offers In Excess Of £210,000



### Stunning Recently Refurbished Family Home in Llanr

Welcome to this recently refurbished three-bedroom terraced family home situated in the highly sought-after area of Llanrumney, Cardiff. This property is ideal for investors and families alike, boasting modern amenities and contemporary finishes throughout. This home benefits from double-glazed windows and gas central heating, ensuring comfort and energy efficiency. The property is being sold freehold with no chain, providing a hassle-free purchase for the new owner. Currently let at £995 per calendar month, this property offers an excellent investment opportunity. Its modern refurbishments, desirable location, and practical layout make it a highly attractive option for tenants and buyers alike.

### Entrance Hall

Enter via white UPVC door with obscure double glazed glass panel insert, carpeted flooring with inset coconut floor matt by the front door, smooth walls, smooth ceiling with recess spotlights, wall mounted radiator, doors leading to the open plan living room and kitchen/diner, stairs leading to the first floor.

### Open Plan Living Room

Enter via white wooden door, wood laminate flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed French patio doors opening to both the front driveway and rear garden.

### Kitchen / Diner

Enter via white wooden door, newly fitted kitchen comprising of a range of base, eye level and drawer units with complementary roll edge worktops, stainless steel sink with draining board and mixer tap, built in electric oven, ceramic hob and overhead extractor unit, space and plumbing for slimline dishwasher, cushion flooring, smooth walls with tiled splash back, smooth ceiling with recess spotlights, wall mounted radiator, door leading to utility room, white UPVC double glazed window to rear aspect with white UPVC door to the rear garden.

### Utility Room

Enter via white wooden door, cushion flooring, smooth walls with

tiled splash back, smooth ceiling with recess spotlights, low level kitchen unit with complementary roll edge worktops, stainless steel sink with draining board and mixer tap, wall mounted radiator, white UPVC double glazed window to front aspect.

### First Floor Landing

Access via carpeted stairs, carpeted landing area, smooth walls, smooth ceiling with recess spotlights, doors leading to the bedrooms, family bathroom and separate toilet, double glazed window to rear aspect.

### Bedroom One

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, two built in storage cupboards with one housing the combi boiler, double glazed window to front aspect.

### Bedroom Two

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling with loft hatch for access, wall mounted radiator, double glazed window to front aspect.

### Bedroom Three

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, built in open storage cupboard, double glazed window to rear aspect.

### Family Bathroom

Enter via white wooden door, bathroom comprising of a white two piece suite consisting of a pedestal wash basin with mixer tap and panelled bath with mixer tap and wall mounted electric shower over with glass shower screen, cushion flooring, smooth partly panelled walls with tiled splash backs, smooth ceiling with recess spotlights and ceiling extractor, wall mounted brushed chrome towel rail radiator, double glazed window to rear aspect.

### Separate Toilet

Enter via white wooden door, low level water closet, cushion flooring, smooth walls, smooth ceiling with recess spotlights, double glazed obscure window to rear aspect.

## Front Garden / Driveway

Planting/lawn areas to both sides, concreted area for off-road parking access via metal gates, pedestrian metal gate from the footpath, brick built walls to boundaries.

## Rear Garden

Accessed from both the kitchen and the living room, the rear garden has a concrete area to the low level with concrete steps and footpath to the raised lawn area, wooden fences to boundaries.

## Tenure

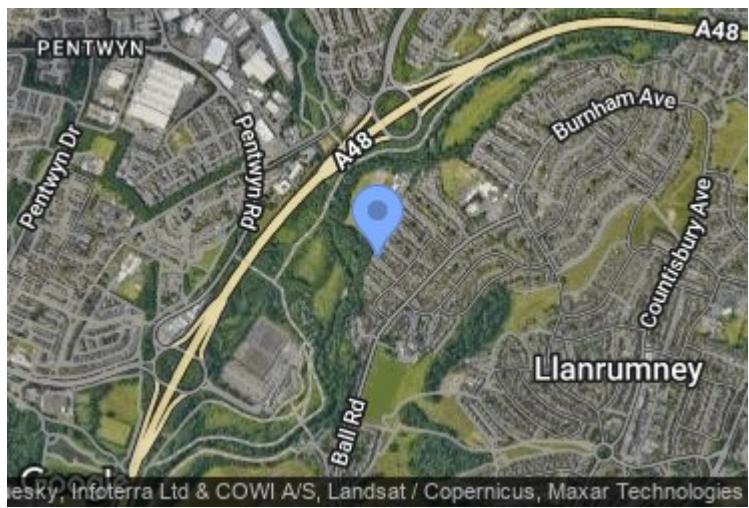
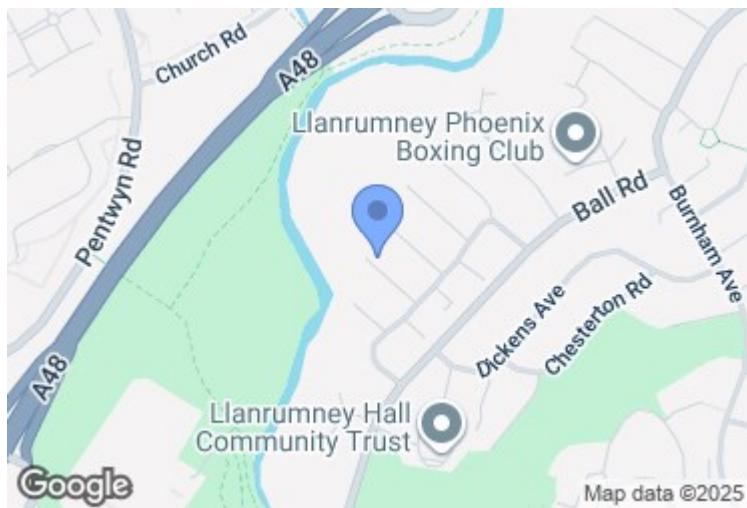
We have been advised that the property is being sold FREEHOLD with NO CHAIN.

Please note, the vendor of this property is linked to staff at Harry Harper Sales & Lettings.

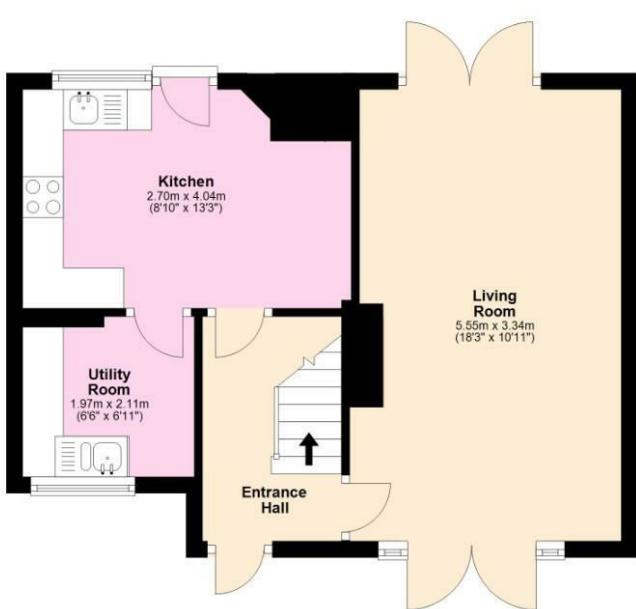
## Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





## Ground Floor



## First Floor



Total area: approx. 79.3 sq. metres (853.5 sq. feet)

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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Present	Future
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	85	67	
EU Directive 2002/91/EC			

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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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