



THE PERFECT PROPERTY PLATFORM

2 Duncan Close, St. Mellons

thesalesstation.co.uk





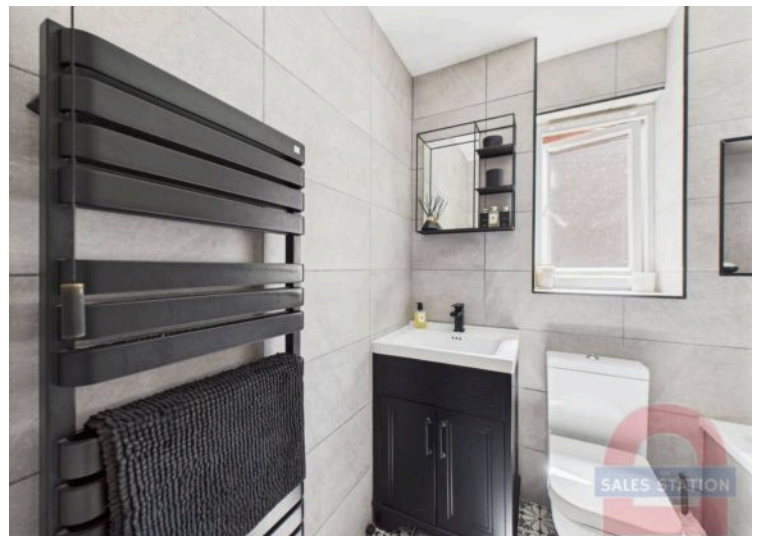
Lovely family home in quiet cul-de-sac near Cardiff Centre (3 bed semi-detached). Close to A48/M4 and Old St Mellons Village. Owners moving up due to family addition. Upgraded and cared for. Ready for new owners. Viewing recommended!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



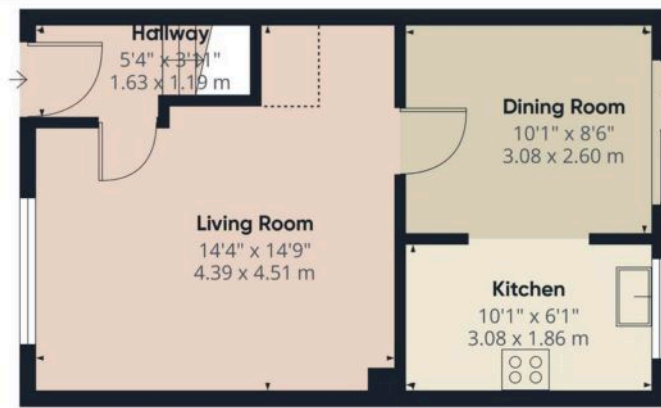




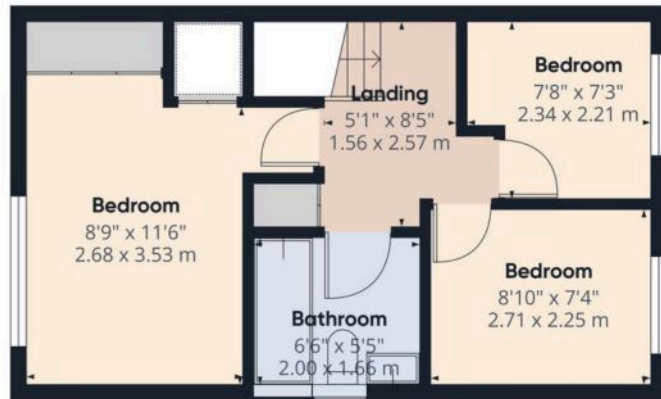
FRONT GARDEN

REAR GARDEN

GARDEN



Floor 0



Floor 1



Approximate total area⁽¹⁾

691 ft²
64.2 m²

Reduced headroom

8 ft²
0.7 m²

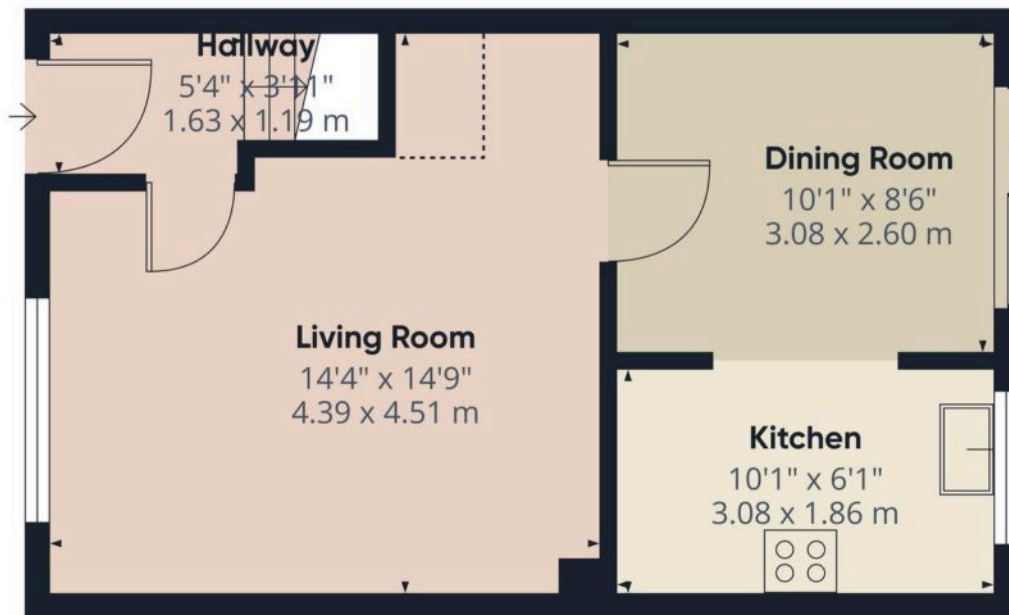
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



Approximate total area⁽¹⁾

363 ft²
33.8 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

You can include any text here. The text can be modified upon generating your brochure.

WHAT ARE YOU WAITING FOR?

You can include any text here. The text can be modified upon generating your brochure.

BOOK A VIEWING

SCAN ME

