

Hazelwood Drive
St
Mellons
Cardiff
CF3

£170,000



- **** NO ONWARD CHAIN ****
- 1 Bedroom Cluster House Set Upon Large Corner Plot
- Beautifully Presented Throughout
- Off Road Parking
- Enclosed Rear Garden
- Modern Decor - Move Straight In!
- EPC Rating: C
- Council Tax Band: B

Ref: PRA12039

General Description

Introducing to the market this beautifully presented 1-bedroom cluster house, ideally situated in the popular area of St Mellons. Set on a generous corner plot, this charming home boasts both front and rear gardens.

Perfect for first-time buyers or those looking to downsize, the property features off-road parking, modern decor and a cul-de-sac location. Located within easy reach of local amenities including shops, bus routes and access to the M4 - convenience is right on your doorstep.

This well-maintained home is ready to move into and offers an excellent opportunity to secure a spot in this sought-after neighbourhood.

Don't miss the chance to view, early interest is expected!

Accommodation

Front

Large laid to lawn area with concrete pathway leading to front door.



Entrance Porch

Entered via pvc front door, laminate flooring, painted walls, textured ceiling, radiator.



Living Room

Laminate flooring, papered walls, textured ceiling, vertical radiator, french doors opening to front garden, open plan kitchen;



Kitchen

Range of wall and base units, stainless steel sink with mixer tap set upon complimenting work surfaces, space for stand alone oven, extractor fan set above, space for white goods, window to front aspect, painted walls, tiled splash back, textured ceiling, laminate flooring, feature reclaimed wood breakfast bar.

Landing

Exposed wood floor boards, fitted storage cupboards, papered walls, textured ceiling.



Bedroom 1

Exposed wood floor boards, painted walls, textured ceiling, window to front aspect, radiator, fitted storage cupboard.



Bathroom

Fitted bath with hot and cold taps, wall mounted shower, close couple WC, wash hand basin set within vanity unit, heated towel rail, window to front aspect, tiled flooring, tiled walls, textured ceiling.

Garden

Enclosed rear garden with laid to lawn and setting area.

Services

Mains electricity, mains water, mains gas, mains drainage

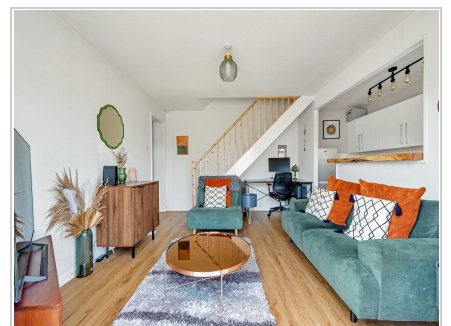
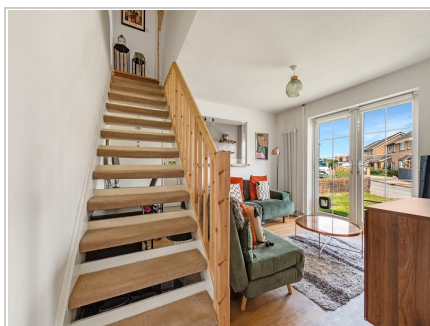
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

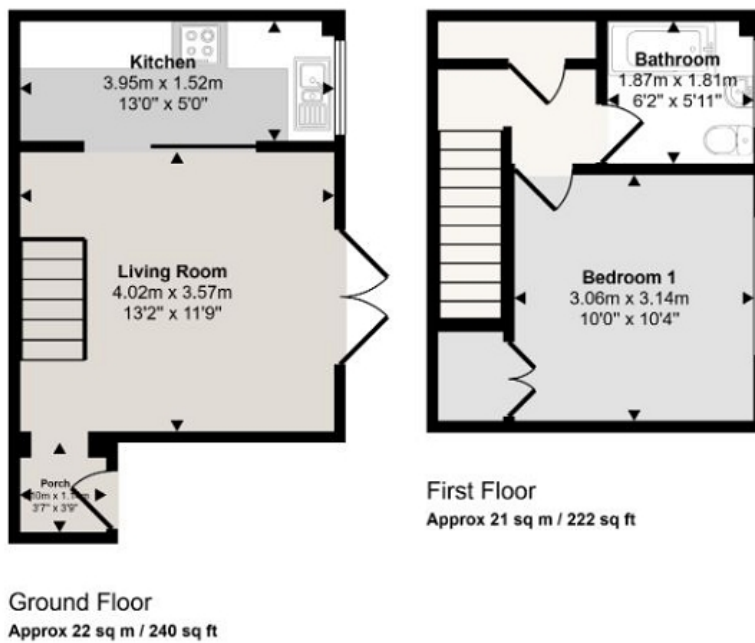
Council Tax

Band B






Approx Gross Internal Area
43 sq m / 462 sq ft




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.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.