

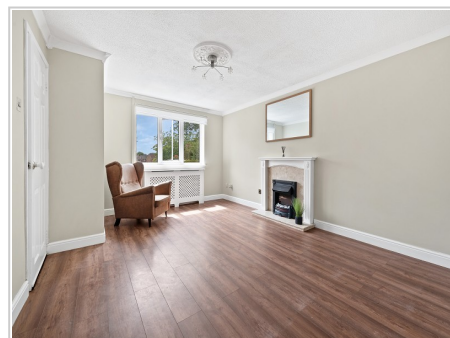
Tern Close
St
Mellons
Cardiff
CF3

£299,950



- Three Bedroom Detached Property
- Driveway/Garage
- Open Plan Kitchen/Dining room
- Private Enclosed Rear Garden + Conservatory
- The Most Perfect Family Home!
- Quiet Cul-De-Sac Location
- Close To Reputable Schools and Amenities
- EPC Rating- TBC
- Council Tax Band- D

Ref: PRA12021



Viewing Instructions: Strictly By Appointment Only

General Description

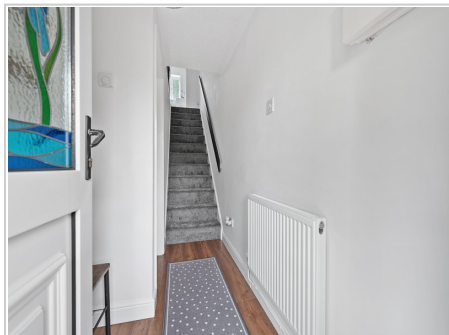
This beautifully presented three-bedroom detached property in the sought-after area of St Mellons offers a wonderful combination of space, style, and practicality. Featuring a spacious open-plan kitchen/dining room, it's perfect for family living and entertaining. The cosy living room provides a warm and inviting place to unwind, while the enclosed, private rear garden offers a peaceful retreat for outdoor relaxation.

The home also benefits from three well-proportioned bedrooms, off-road parking via a private driveway, and a garage, adding valuable storage and convenience.

Ideally located, the property enjoys excellent transport links, including regular bus services to Cardiff City Centre, making it an ideal choice for commuters. Families will also appreciate the close proximity to well-regarded schools and a range of local shops and amenities.

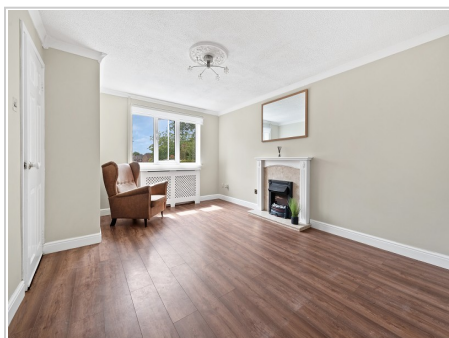
Contact us today to arrange your viewing and see all this lovely home has to offer!

Accommodation



Hallway

Painted walls, textured ceiling. Laminate flooring, PVC front door



Living Room

Textured ceiling, painted walls. radiator, window to front aspect.



Kitchen

Painted walls and ceiling. Laminate flooring. window to rear aspect. Kitchen cupboard with integrated hob, oven. Space for fridge/freezer.



Dining Area

Laminate flooring, painted walls and ceiling. Patio door to the conservatory. Window to rear aspect of property, built in storage cupboard. Three radiators.



Conservatory

Tiled flooring, radiator and patio sliding doors accessing the garden.



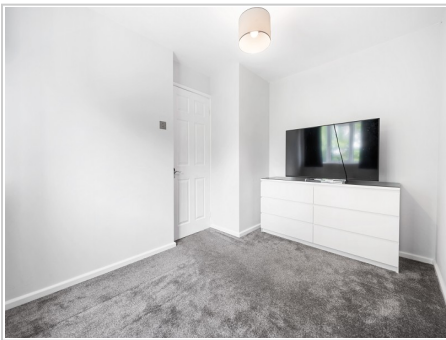
Ground Floor WC

Painted walls and ceiling, tiled flooring, wall mounted wash hand basin and WC.



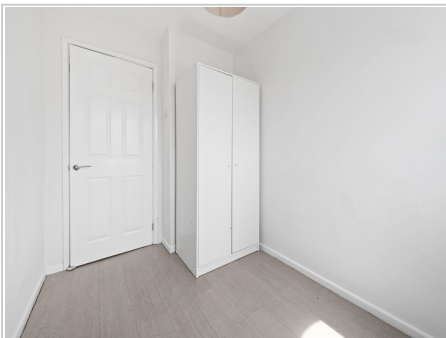
Bedroom 1

Painted walls and ceiling, Carpeted flooring. Window to rear aspect, radiator.



Bedroom 2

Painted walls and ceiling, Carpeted flooring. Window to front aspect, radiator.



Bedroom 3

Painted walls and ceiling, window to rear aspect, radiator. Laminate flooring.



Bathroom

Full height wall tiles, Vinyl flooring. Window to rear aspect of the property. Bath with wall mounted shower. Wall mounted wash hand basin with cupboard. WC and radiator.

Garage

Services

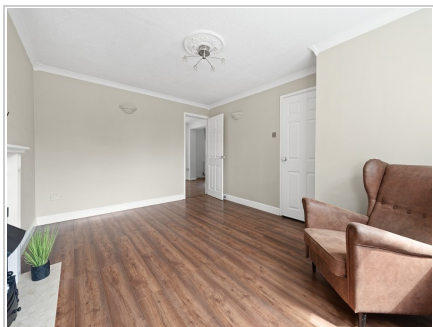
Mains electricity, mains water, mains gas, mains drainage

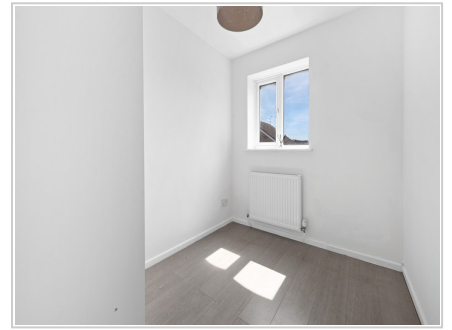
Tenure

We are informed that the tenure is Freehold

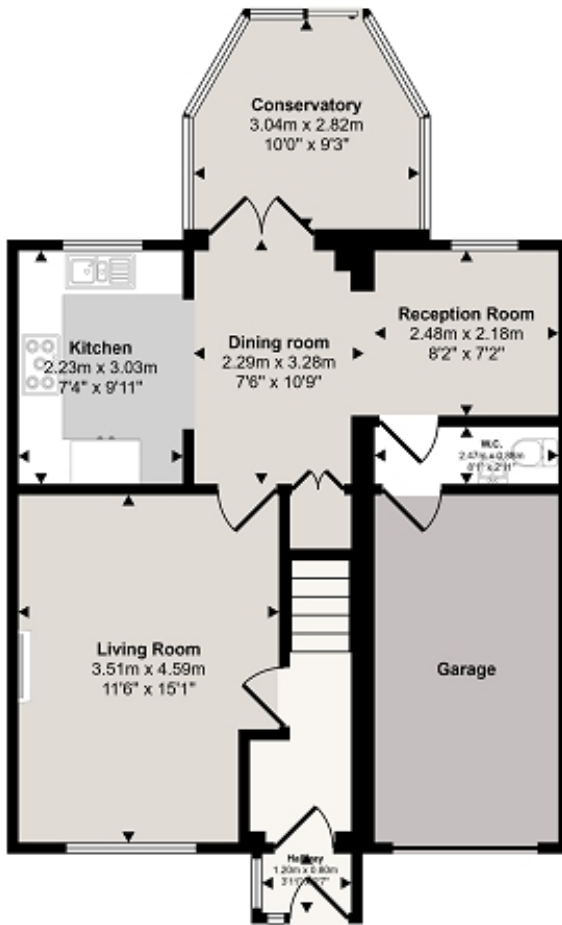
Council Tax

Band D

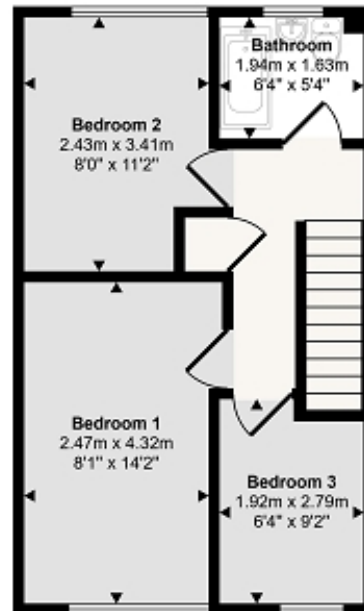




Approx Gross Internal Area
102 sq m / 1103 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft



First Floor
Approx 36 sq m / 385 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.