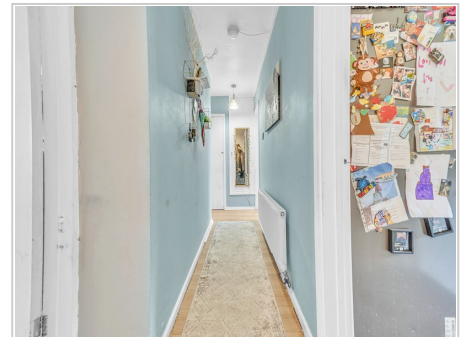


New Road
Rumney
Cardiff
CF3

£110,000



- ***GUIDE PRICE: £110,000 - £120,000***
- Two Bedroom Ground Floor Flat
- No Onward Chain!
- Close to Local Amenities
- Bus Routes to City Centre
- Council Tax Band: B
- EPC Rating: C

Ref: PRA12015

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE: £110,000 - £120,000

Offered to the market with no onward chain, this well-presented two-bedroom ground floor flat is ideally located in the popular area of Rumney, Cardiff. Perfectly suited to first-time buyers, investors, or those looking to downsize, the property benefits from excellent access to local amenities, regular bus routes to and from the city centre, and convenient links to the M4.

The ground floor position offers ease of access, making it an attractive option for a wide range of buyers.

Further benefits include a quiet residential setting and the potential for personalisation.

Accommodation



Communal Entrance hallway

Enter via door into communal hallway.

Entrance Hall

Enter via front door, textured ceilings, laminate flooring, painted walls, access to all rooms, radiator.



Living Room

Pvc windows to rear aspect, laminate flooring, painted walls with featured papered wall, papered ceiling.



Kitchen

Pvc window to front aspect, painted ceiling, painted walls with tiled splash back, laminate tiled style flooring, base units with complimentary work surface, stainless 1/2 sink with drainer and mixer tap, gas hob with 4 burners with stainless splash back, integrated electric oven, space for fridge/freezer and washing machine, wall mounted units, extractor fan with stainless hood.



Bedroom 1

Pvc window to front aspect, laminate flooring, radiator, textured ceiling, painted walls.



Bedroom 2

Pvc window to rear aspect, radiator, painted walls, textured ceiling, laminate flooring.



Bathroom

Pvc window to rear side aspect, laminate flooring, textured ceiling, painted walls with tiled splash back, panelled bath with hot and cold taps with mains shower over, close coupled wc, pedestal wash hand basin with hot and cold taps, heated towel rail.

Services

Mains electricity, mains water, mains gas, mains drainage

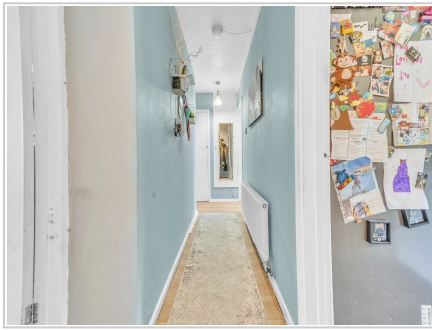
EPC Rating:73

Tenure

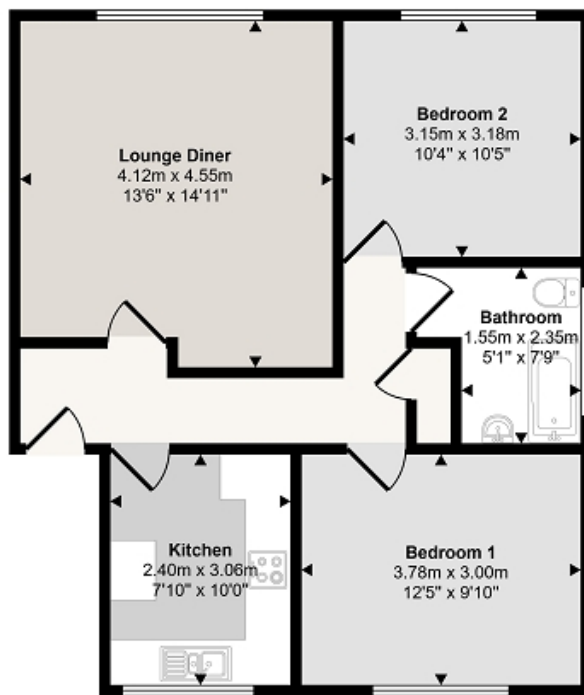
We are informed that the tenure is Leasehold

Council Tax

Band B




Approx Gross Internal Area
62 sq m / 669 sq ft




Floorplan

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		
(69-80) C	73	76
(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.