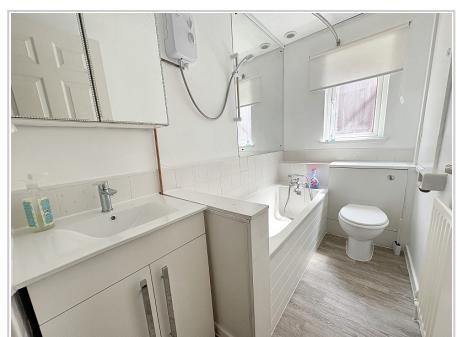


Canopus Close  
St  
Mellons  
Cardiff  
CF3

£190,000



- \*\*GUIDE PRICE £190,000-£200,000\*\*
- Two Bedroom Semi Detached Property
- No Onward Chain!
- Garage
- Driveway
- Viewings Highly Recommended
- EPC Rating C
- Council tax Band C
- Two Double Bedrooms
- Sought After Location

Ref: PRA12023

# Viewing Instructions: Strictly By Appointment Only

## General Description

Williamson & Co are pleased to offer for sale this two double bedroom semi-detached property, ideally situated in the sought-after area of St Mellons. Boasting a private enclosed driveway and a useful garage, this home provides excellent storage and off-road parking—perfect for first-time buyers or investors alike.

Steps lead up to a charming patio area and the front entrance. Upon entering the property, you're welcomed directly into a spacious living room, complete with stairs to the first floor and direct access to the kitchen.

The kitchen is fitted with a range of matching wall and base units and offers space for appliances and a dining table—ideal for everyday family life or entertaining. A rear door opens to the garden, adding to the home's practicality and flow.

Upstairs, the landing provides access to the loft, both bedrooms, and the bathroom. Bedroom one overlooks the rear of the property and features fitted wardrobes, while Bedroom two benefits from a front-facing aspect. The bathroom is well-equipped and includes access to a handy storage cupboard.

Outside, the rear garden is tiered and offers a patio area ideal for relaxing or outdoor dining, along with side access for added convenience.

Viewings are highly recommended to fully appreciate the potential and charm this lovely home has to offer.

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## Accommodation

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## Front

Tarmac driveway, access to garage, steps leading to front door.



### Living Room

Enter via front door, pvc window to front aspect, carpet flooring, papered walls, textured ceiling, stairs leading to first floor, heated radiator, door to kitchen.



## Kitchen

Pvc windows to rear aspect with pvc door, painted walls, textured ceiling, range of matching wall and base units set on a complimentary work surface, vinyl flooring, extractor fan with stainless hood, space for washing machine, radiator, integrated electric oven, gas hob with 4 burners, stainless sink with mixer tap and drainer, combi boiler.



## Landing

Access to loft space, papered walls, textured ceiling, carpet flooring, doors to aforementioned bedrooms and bathroom.



## Bedroom 1

Pvc window to rear aspect, painted walls, textured ceiling, carpet flooring, radiator, fitted wardrobes with drawers.



## Bedroom 2

Pvc window to front aspect, papered walls, textured ceiling, carpet flooring, radiator.



## Bathroom

Pvc window to side aspect, panelled bath with hot and cold taps with mains shower over, low level wc, wash hand basin set on vanity unit with mixer tap, radiator, door to storage cupboard with water emersion, electric shower.



## Rear Garden

Patio area, steps leading to top of the garden, fenced boundaries, remainder laid to lawn.

## Garage

Garage with up and over door, concrete flooring, exposed brick walls.

## Services

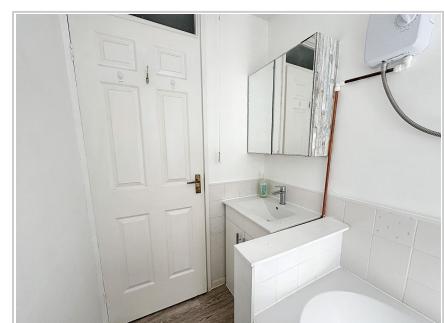
EPC Rating:75

## Tenure

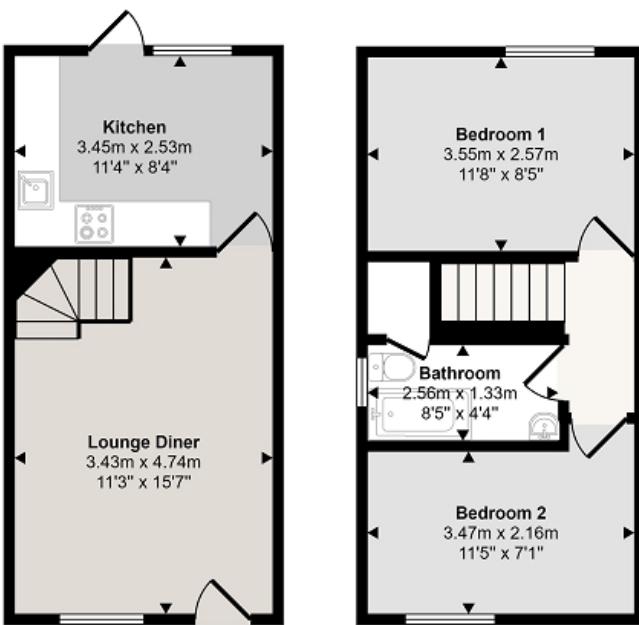
We are informed that the tenure is Freehold

## Council Tax

Band Not Specified



Approx Gross Internal Area  
52 sq m / 556 sq ft



Ground Floor  
Approx 26 sq m / 275 sq ft

First Floor  
Approx 26 sq m / 281 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+)		
<b>A</b>		
(81-91)		<b>91</b>
<b>B</b>		
(69-80)	<b>C</b>	75
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92+)		
<b>A</b>		
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.