

Saffron Drive  
St  
Mellons  
Cardiff  
CF3

£190,000



- \*\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*\*
- Two Bedroom Mid Terraced Property
- Enclosed Rear Garden
- Off Road Parking
- Neutral Decor
- Ideal First Time Buy or Investment!
- Council Tax Band: C
- EPC Rating: C

Ref: PRA12019

# Viewing Instructions: Strictly By Appointment Only

## General Description

Welcome to this delightful two-bedroom property, perfect for first-time buyers or as a savvy investment opportunity. The separate living room provides a cosy space for relaxation, while the kitchen, equipped with French doors, opens up to a sizeable enclosed rear garden, ideal for outdoor entertaining.

The property also features off-road parking at the front, ensuring convenience and ease. Located near local amenities, you'll have everything you need within reach. With local bus routes providing easy access to Cardiff city centre and close proximity to the M4 link roads, commuting is a breeze.

This property is offered with no onward chain, making it an attractive purchase. Don't miss out on this great buy-call us today on 02920797919 to arrange a viewing!

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## Accommodation

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### Front

Driveway from ample parking with laid to lawn.

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### Entrance Hall

Entered via pvc front door into entrance hall, carpet flooring, painted walls, textured ceiling, radiator.

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### Living Room

Window to front, painted walls, textured ceiling, feature electric fire surround, carpet flooring, radiator.

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### Kitchen/Breakfast Room

Fitted with range of wall and base units, sink with mixer tap set upon work surfaces, fitted oven with gas hob, extracted fan set above, space for white goods, radiator, vinyl/carpet flooring, window to rear aspect, painted walls, textured ceiling.



### Garden

Enclosed rear garden with decorative shrubs and remainder laid to lawn.

### Landing

Carpet flooring, painted walls, textured ceiling, loft access.

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## Bedroom 1

Window to front aspect, carpet flooring, painted walls, textured ceiling, fitted wardrobes, radiator.

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## Bedroom 2

Window to rear aspect, carpet flooring, painted walls, textured ceiling, radiator.

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## Bathroom

Panelled bath with hot and cold taps, electric wall mounted shower set above, close couple WC, pedestal wash hand basin, fully tiled walls, vinyl flooring, textured ceiling, glazed window to rear aspect.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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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<br>(92+) |                            |   |
| <b>A</b>   |                            |   |
| (81-91)  |                            | <b>90</b>   |
| <b>B</b>   |                            |   |
| (69-80)  | <b>C</b>                   | 73  |
| (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<br>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<br>(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<br>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.