

Heritage Park
St
Mellons
Cardiff
CF3

£190,000



- Two Bedroom Mid Terraced Property
- Living Room
- Kitchen
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating: D
- Council Tax Band: C
- **TO NOTE, OCCUPANT CURRENTLY IN SITU**



Ref: PRA11987

Viewing Instructions: Strictly By Appointment Only

General Description

This well-presented 2-bedroom terraced house in St Mellons offers a fantastic opportunity.

Upon entering the property, you will find the kitchen to the left, providing a functional and tidy space for cooking and storage. Moving through to the spacious living room, offering a comfortable setting for both relaxation and entertaining. The living room benefits from French doors that open out onto a low-maintenance garden, a perfect private garden. A notable feature is that this property is not overlooked, ensuring great privacy. Upstairs, the landing leads to the bathroom. Bedroom 1, located at the rear, features fitted wardrobes for additional storage. Bedroom 2 also offers a built-in storage cupboard, making the most of the available space.

Its prime location in St Mellons offers easy access to local amenities, bus routes take you to and from the City Centre, along with easy access to M4 link roads- making it a highly desirable choice.

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Accommodation

Front

Concrete driveway for off road parking, feature palm tree.

Entrance Hall

Enter via pvc door, vinyl flooring, textured ceiling, painted walls, radiator, access to kitchen and living room.



Kitchen

Pvc window to front, vinyl flooring, painted walls with tiled splash back and ceiling, range of matching wall and base units set on a complimentary work surface, housed in boiler cupboard, space for fridge/freezer, space for washing machine, 1 1/2 stainless steel sink with mixer tap and drainer, integrated oven, stainless gas hob with 4 burners.



Living Room

PVC patio doors into rear garden, laminate flooring, radiator, painted walls and ceiling, staircase ascending to first floor.

Landing

Carpet flooring, painted walls, textured ceiling, access to loft space, door to bathroom and aforementioned bedrooms.



Bedroom 1

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



Bedroom 2

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



Bathroom

PVC obscure window to front, vinyl flooring, painted wall with tiled splash back to bath and sink area, pedestal wash hand basin with hot and cold taps set on vanity unit, close coupled w/c, panelled bath with hot and cold taps with chrome shower over, chrome heated towel rail.

Garden

Garden comprises of paved patio, side access, fenced borders.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

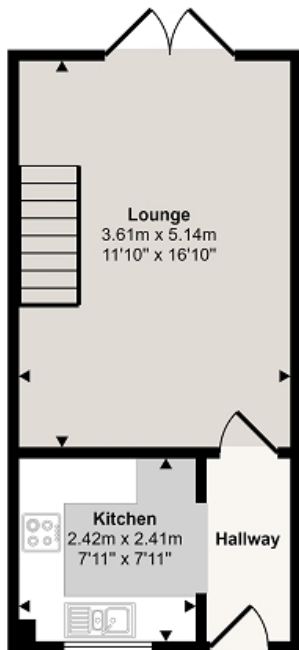
We are informed that the tenure is Freehold

Council Tax

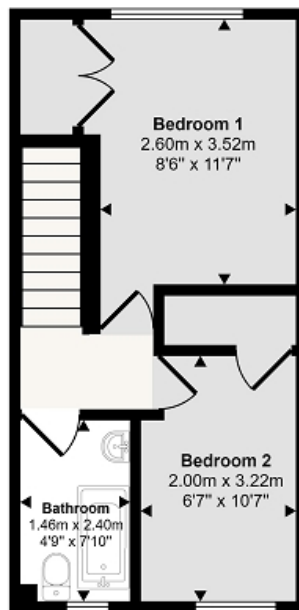
Band C



Approx Gross Internal Area
56 sq m / 605 sq ft



Ground Floor
Approx 28 sq m / 302 sq ft



First Floor
Approx 28 sq m / 302 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		85
(69-80) C		
(55-68) D	66	
(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.