

Laureate Close
Llanrumney
Cardiff
CF3

£230,000



- NO ONWARD CHAIN!
- Three Bedroom Semi Detached
- Detached Garage
- Larger Corner Plot
- Open Plan Kitchen/Diner
- Spacious Lounge
- Ground Floor WC + Family Bathroom
- EPC Rating: TBC
- Council Tax Band: C

Ref: PRA11935

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled on an expansive corner plot, this delightful three-bedroom family home offers a perfect blend of spacious living and practicality. The open-plan kitchen/diner is a real highlight, providing a contemporary space for family meals and entertaining. The generous living room offers plenty of room for relaxation, while a convenient ground floor WC adds extra functionality to the home.

The sizable corner plot provides ample off-road parking and boasts a large green area, a great space for children to play or for you to expand the already impressive driveway. The detached garage offers additional storage or parking, further enhancing the home's appeal.

Ideally located, the property is just a short distance from local amenities, schools, and excellent bus routes to Cardiff city centre, making it a great choice for families. Additionally, with easy access to the M4 link roads, commuting to nearby areas is a breeze.

This home truly has it all – space, convenience, and a great location – making it an ideal family home. Don't miss out on the opportunity to make this wonderful property yours.

Accommodation



Front

Large corner plot with sizeable driveway providing off road parking for multiple vehicles. Access to rear garden via side gate. Multiple mature fruit trees set within the front garden.

Entrance Hall

Painted walls, textured ceiling, laminate flooring, door to living area.



Ground Floor WC

Window to front aspect, close couple WC, vanity wash hand basin with mixer tap, painted walls and laminate flooring.



Living Room

Window to front, painted walls, textured ceiling, laminate flooring, fireplace, radiator to front aspect.



Kitchen/Diner



Dining Room

French doors leading to garden, painted walls, textured ceiling, laminate flooring, radiator.



Kitchen

Window to rear aspect, fitted with a range of wall and base units with work surfaces, space for white goods, one and a half bowl sink unit, tiled walls with remainder painted, textured ceiling and tiled flooring.

Landing

Painted walls, textured ceiling, carpet flooring, access to loft.



Bedroom 1

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



Bedroom 2

Window to rear aspect, painted walls, textured ceiling, carpet tiles, radiator, fitted wardrobes.



Bedroom 3

Window to front aspect, built in storage cupboard and bed, painted walls, textured ceiling, carpet flooring, radiator.



Bathroom

Window to rear, close couple WC, vanity wash hand basin with mixer tap, bath with wall mounted shower, tiled walls with remainder painted, painted ceiling, tiled flooring.



Rear Garden

Enclosed rear garden with paved patio area, flowerbeds and path leading to shed, side access leading to front aspect.

Garage

Detached garage with roller shutter door, side door, power and internal lights.

Services

Mains electricity, mains water, mains gas, mains drainage

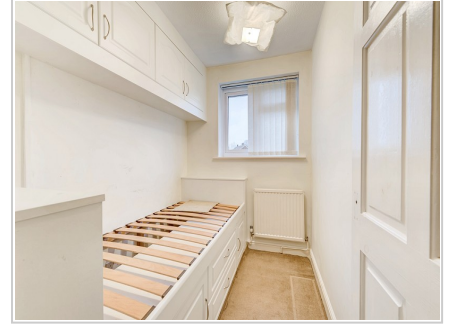
EPC Rating:75

Tenure


We are informed that the tenure is Freehold

Council Tax


Band C



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.