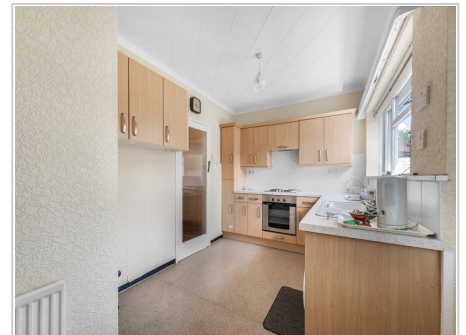


Lynton Close
Llanrumney
Cardiff
CF3

£290,000



- Two Bedroom Semi Detached Bungalow
- Garage and Off Road Parking
- Enclosed Serene Front & Rear Gardens
- Kitchen
- In Need Of Refurbishment
- Council Tax Band: E
- EPC Rating: TBC



Ref: PRA11991

Viewing Instructions: Strictly By Appointment Only

General Description

Situated in a highly sought after location, this charming 2-bedroom semi-detached bungalow offers a fantastic opportunity. The property features two spacious reception rooms, providing ample space for both relaxation and entertaining. The kitchen also enjoy an abundance of natural light, making this home feel warm and welcoming throughout the day. Externally, the property benefits from off-road parking via a private driveway, leading to a detached garage offering additional storage or workshop space. The enclosed rear garden provides a safe and secure area for children to play or for hosting outdoor gatherings.

This home is ideally located close to local amenities, including shops and schools, as well as convenient bus routes to and from the city centre. Additionally, with easy access to the M4 link roads, commuting is made simple and stress-free.

With its well-proportioned rooms, ample living space, and scope for personal touch, this property is ready and waiting for its new owners to put their stamp on it. Offering great potential, this property will make an excellent home.

Don't miss out on this fantastic opportunity, schedule a viewing today!

Accommodation



Front Garden & Parking

Enclosed front garden with metal gates, hedges to surround, concrete driveway and concrete pathway to front door, remainder laid to lawn.

Entrance Porch

Entered via pvc door leading into entrance porch with tiled flooring, original wooden door leading into entrance hallway.



Entrance Hall

Entrance hall comprising of papered walls, textured ceiling, doors leading off to all rooms, storage cupboard.



Bedroom 1

Papered walls, tiled ceiling, carpet flooring, built in wardrobes, radiator, window to front aspect.



Bedroom 2

Papered walls, tiled ceiling, carpet flooring, built in wardrobes, radiator, window to side aspect.



Bedroom 3/sitting room

Papered walls, tiled ceiling, carpet flooring, electric fireplace, radiator, window to front aspect.



Reception Room

Papered walls, tiled ceiling, carpet flooring, electric fireplace, radiator, sliding doors to rear garden.



Kitchen

Range of wall and base units, sink set upon work surfaces, integrated oven with gas hob set above, extractor fan. Tiled ceiling, vinyl flooring, textured walls, radiator, door leading to rear porch.



Rear Porch

Glazed windows to surround, glazed pvc door, vinyl flooring.



Shower Room

Close couple WC, shower cubicle with electric wall mounted shower, pedestal wash hand basin, vinyl flooring, tiled and papered walls, textured ceiling, glazed window to side aspect.



Rear Garden

Enclosed rear garden comprising of patio area with low level brick wall separating patio from laid to lawn, hedges, shrubs and mature trees to boarder, storage shed/workshop attached to detached garage, side access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:51

Tenure

We are informed that the tenure is Freehold

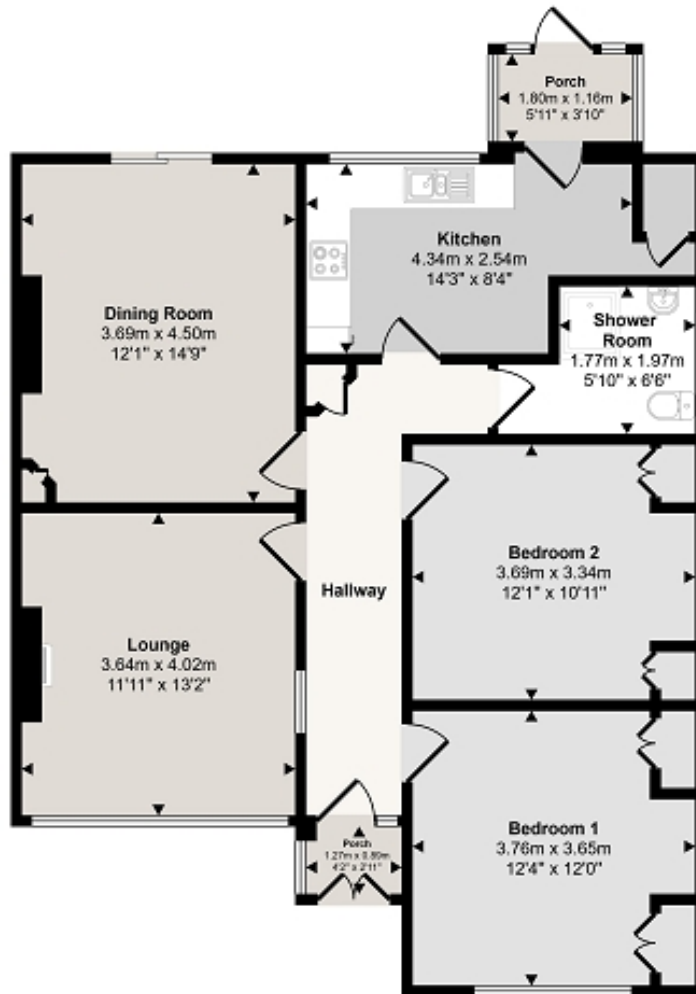
Council Tax

Band E






Approx Gross Internal Area
91 sq m / 983 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		
(55-68) D		64
(39-54) E	51	
(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.