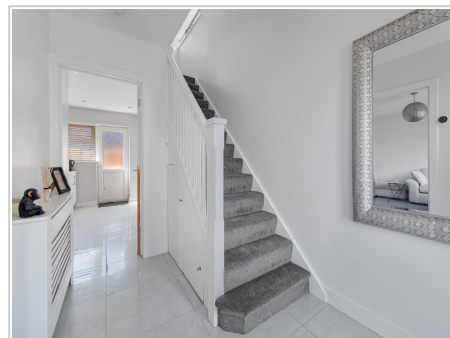


Dovey Close
Rumney
Cardiff
CF3

£260,000



Ref: PRA12051

Viewing Instructions: Strictly By Appointment Only

General Description

Accommodation



Front: enclosed front garden with laid to lawn and decorative mature shrubs, concrete driveway for ample parking, access to garage.

Entrance hall: tiled flooring, painted walls and ceiling, radiator.

Living room: window to front aspect, painted walls and ceiling, laminate flooring, space for electric fire.

Open plan kitchen/diner: range of wall and base units, integrated sink and electric hob set upon complimenting work surfaces, integrated oven, extracted fan set above, integrated fridge freezer, tiled feature splashback, painted walls and ceiling, recessed spot lights, window and door to rear aspect, tiled flooring, radiator, storage cupboard.

Garden: enclosed landscaped rear garden, paved patio with steps to laid to lawn area, access to garage and front of the property.

Landing: window to side aspect, painted walls and ceiling, carpet flooring

Bathroom: close couple WC, pedestal wash hand basin with mixer tap, shower cubicle with mains operated wall mounted shower, stand alone bath with floor mounted mixer tap, tiled walls to surround, painted walls and ceiling, recessed spot lights, vinyl flooring, window to front aspect, window to side aspect, heated towel rail.

Bed 1: window to rear aspect, carpet flooring, painted walls and ceiling, radiator

Bed 2: window to front aspect, carpet flooring, painted walls and ceiling, radiator

Bed 3: window to front aspect, carpet flooring, painted walls and ceiling, radiator

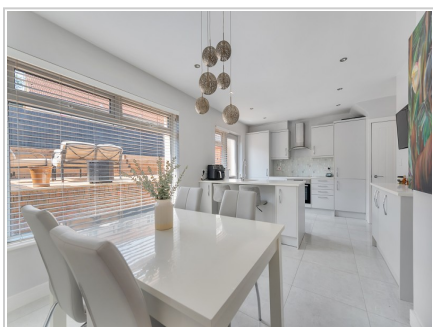
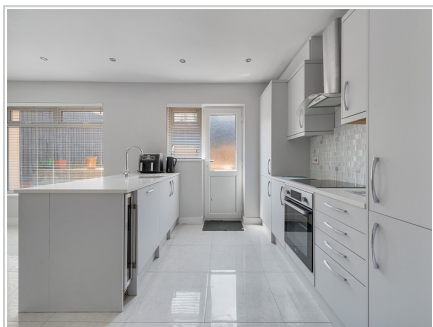
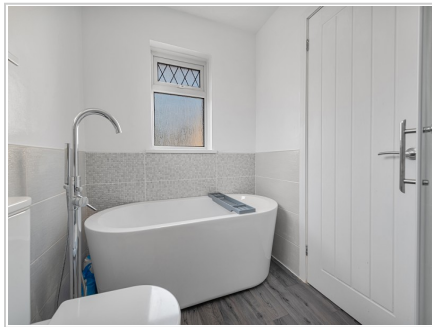
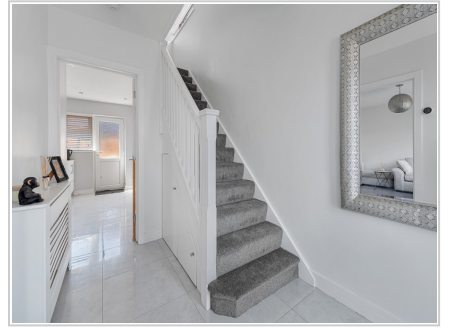
Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.