

Duffryn Close
Cardiff
CF23

£255,000



- Two Double Bedroom First Floor Maisonette
- No Onward Chain!
- Sought After Location
- Spacious Living/Dining
- Outdoor Space
- Parking
- Garage Included
- Viewing Highly Recommended!



Ref: PRA12058

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled within the highly sought-after Duffryn Close in Cardiff, this delightful two-double-bedroom first-floor maisonette presents an exceptional opportunity for prospective buyers. Offered to the market with at £255,000 and the significant advantage of no onward chain, this property is ready for its new owners to move straight in and make it their own. The location itself is a major draw, renowned for its peaceful residential atmosphere whilst maintaining excellent connectivity to local amenities, transport links, and the vibrant heart of Cardiff.

Upon entering, you are greeted by a welcoming entrance that leads up to the first-floor accommodation, immediately conveying a sense of space and privacy. The heart of this home is undoubtedly the generously proportioned living area. This reception room offers ample space for both comfortable relaxation and dining, making it an ideal setting for entertaining guests or enjoying quiet evenings in. Large windows allow natural light to flood the room, creating a bright and airy ambiance throughout the day. The layout has been thoughtfully designed to maximise the available footprint, ensuring every corner of the property feels functional and inviting.

This maisonette boasts two well-proportioned double bedrooms, a highly desirable feature that provides flexibility for various living arrangements. Whether you require a dedicated guest room, a home office, or simply ample space for family members, these rooms deliver. Each bedroom offers sufficient space for double beds and additional furnishings, ensuring comfortable and private retreats. The property is serviced by a well-appointed bathroom, designed to cater to the needs of a modern household.

One of the standout features of this property is the inclusion of valuable outdoor space. This private area offers a wonderful opportunity for al fresco dining, gardening, or simply enjoying the fresh air, a true asset for apartment living. Furthermore, the convenience of dedicated parking is a significant benefit, alleviating any concerns about finding a space and adding to the overall appeal of the property.

The 'no onward chain' status is a considerable advantage, promising a smoother and potentially quicker transaction process, reducing the complexities often associated with property purchases. This makes it an attractive proposition for first-time buyers, downsizers, or investors alike.

Duffryn Close is a well-regarded residential area, known for its community feel and proximity to essential services. Residents benefit from easy access to local shops, schools, parks, and leisure facilities. Excellent transport links, including road networks and public transport options, ensure convenient commutes to Cardiff city centre and surrounding areas, making this an ideal base for those working in or around the capital.

Given the spacious accommodation, desirable features, sought-after location, and the significant benefit of no onward chain, a viewing of this superb first-floor maisonette is highly recommended to fully appreciate all that it has to offer. This is a fantastic opportunity to acquire a charming home in a prime Cardiff location.

Front-

Staircase leading to entrance

Entrance Porch-

PVC front door, windows to side and rear aspect, tiled flooring, door into hallway:

Hallway-

Papered walls, carpet flooring, textured ceiling with coving, storage cupboard, radiator, doors to all rooms.

Kitchen-

Window to side aspect, kitchen comprising a range of matching wall and base units, complementary work surface, stainless steel sink unit with mixer tap, space for washing machine, fridge/freezer and cooker, tiled splashback with remainder of walls painted, vinyl flooring, radiator.

Living/Dining Room-

Windows to rear aspect with door opening to Juliet balcony, painted walls, feature fireplace, textured ceiling with coving, carpet flooring, radiator x2.

Bedroom 1-

Window to front aspect, painted walls, textured ceiling with coving, fitted wardrobe with over head cupboard, carpet flooring, radiator.

Bedroom 2-

Window to front aspect, painted walls, textured ceiling with coving, fitted wardobes, carpet flooring, radiator.

Bathroom-

Window to side aspect with obscured glass, tiled splashbacks with remainder of wall painted, painted ceiling with coving, wash hand basin set upon vanity unit, close couple WC, enclosed shower cubicle, vinyl flooring, heated towel rail.

Garden-

Outdoor space, variety of shrubs and plants.

Services

Tenure

We are informed that the tenure is leasehold, expiring in year 3031.


Council Tax

Band E






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		
(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.