

Lynton Terrace
Llanrumney
Cardiff
CF3

£350,000



- FOUR Bedroom Semi Detached Bungalow
- Family Bathroom
- Two Reception Rooms
- Detached Garage
- Off Road Parking Via Driveway
- Sought After Location
- Close To Local Amenities
- EPC Rating: TBC
- Council Tax Band: E



Ref: PRA11961

Viewing Instructions: Strictly By Appointment Only

General Description

Situated in a highly desirable area, this charming 4-bedroom semi-detached bungalow offers a fantastic opportunity for a growing family to make it their own. With a mix of light, airy rooms and versatile living space, this property is perfect for those looking to combine comfort and convenience.

The bungalow boasts a generous layout with two bedrooms conveniently located on the ground floor, while the dormer section offers an additional two well-sized bedrooms. High ceilings throughout create a sense of space and openness, enhancing the already sizable rooms.

The property features two spacious reception rooms, providing ample space for both relaxation and entertaining. The kitchen and dining areas 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 home would make an excellent family residence, blending comfort, convenience, and style.

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

Accommodation

Front

Off road parking via driveway, ramp access to front door, access to detached garage and rear garden. Front lawn with decorative shrubs.

Entrance Porch

Entered via front door, internal stain glass door leading into entrance hallway;



Hallway

Laminate flooring, textured walls, textured ceiling, radiator, coving, doors leading to all rooms.



Living Room

Painted walls, painted ceiling, original panelling on ceiling, original coving, bay fronted window to front aspect, radiator, laminate flooring, feature fireplace with electric fire.



Bedroom 1

Laminated flooring, papered walls, textured ceiling, feature papered wall, original coving bay fronted window to front aspect, radiator.



Bedroom 2

Laminate flooring, papered walls, textured ceiling, coving, radiator, window to side aspect.



Bathroom

Panelled bath with hot and cold taps, close couple WC, pedestal wash hand basin, fitted shower cubicle with wall mounted shower, tiled flooring, panelled walls, heated towel rail, glazed window to rear aspect.



Dining Room

French doors leading to rear garden, carpet flooring, textured walls, textured ceiling, radiator, original coving.



Kitchen

Fitted kitchen with range of wall and base units with complimentary work surface, tiled splashback, stainless steel 1 1/2 bowl sink unit, gas hob with integrated oven, space for fridge, tiled flooring, window and door into utility area;



Utility Room

PVC windows and door to rear, PVC cladded walls and ceiling, tiled flooring, wall and base units complimentary work surface, spaces for washing machine, tumble dryer and fridge/freezer.

First Floor Landing

Carpeted flooring, textured walls and ceiling, doors to bedroom 3 & 4



Bedroom 3

Textured walls and ceilings, carpeted flooring, velux window, radiator, eves storage.



Bedroom 4

Textured walls and ceiling, velux window, carpeted flooring, radiator.



Rear Garden

Enclosed rear garden, low maintenance patio area with small lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

Tenure

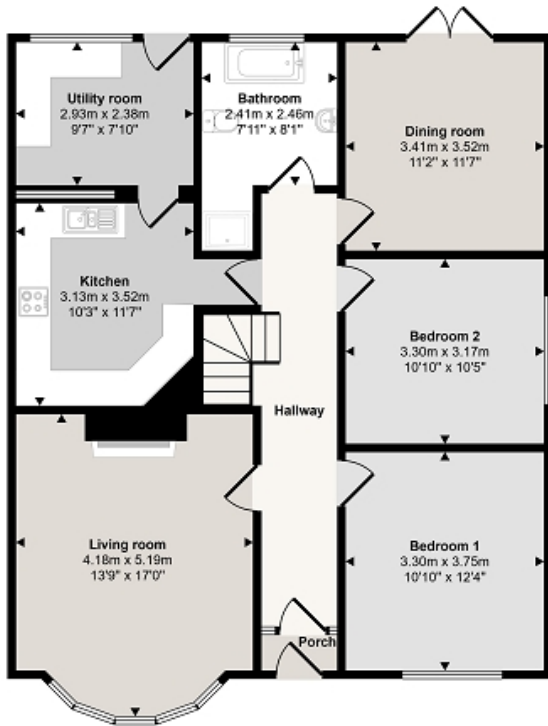
We are informed that the tenure is Freehold

Council Tax

Band E



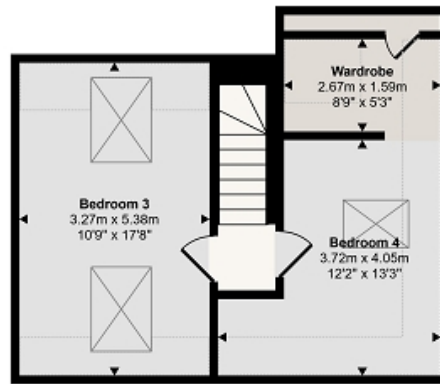
Approx Gross Internal Area
140 sq m / 1511 sq ft



Ground Floor
Approx 99 sq m / 1070 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 41 sq m / 441 sq ft

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		79
(55-68) D		
(39-54) E	53	
(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.