

Picca Close

ST LYTHANS PARK, CARDIFF, CF5 6XR

OFFERS IN EXCESS OF £300,000

**Hern &
Crabtree**



Picca Close

Perfect for first-time buyers, this immaculate and tastefully presented three-bedroom semi-detached home is located on the highly sought-after St Lythans Park development. With an open-plan kitchen/diner taking centre stage, the property is ideally suited to modern living.

Beautifully maintained and ready for its next occupier to move straight in, the accommodation briefly comprises a welcoming entrance hall, a convenient cloakroom, a spacious lounge, and a contemporary open-plan kitchen/diner with French doors opening out onto the rear garden. To the first floor, there are three bedrooms, including a principal bedroom benefitting from its own en-suite shower room, along with a modern family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden, perfect for relaxing or entertaining, as well as off-street parking positioned to the side of the house.

St Lythans Park is a popular modern development in Culverhouse Cross, ideally situated on the outskirts of Cardiff and the Vale of Glamorgan. The location offers excellent access to the M4 corridor and provides convenient access to the wide range of amenities available in the Welsh capital. Internal viewings are highly recommended to fully appreciate everything this superb home has to offer.



790.00 sq ft

Entrance Hall

Entered via a pvc front door, radiator, tiled floor.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, radiator, tiled floor.

Living Room

Double glazed window to the front, radiator, stairs to the first floor, laminate flooring.

Kitchen/Dining Room

Double glazed window to the rear and double glazed patio doors, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with electric oven and grill, space and plumbing for a washing machine and a dishwasher, space for fridge/freezer, combination boiler, storage cupboard understairs, laminate flooring.

First Floor Landing

Stairs rise up from the living room, access to loft space, radiator, storage cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the front, radiator.

En Suite

Double obscure glazed window to the side, a walk in shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the rear, bath, w.c and wash hand basin, radiator, half tiled walls, laminate flooring.

Rear Garden

Enclosed by timber fencing, lawn and paved patio area, decked sitting area, garden pond, cold water tap, electric power points, garden shed, gate to the driveway.

Parking

Spacious double driveway to the side.

Front

Paved and gravel area.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

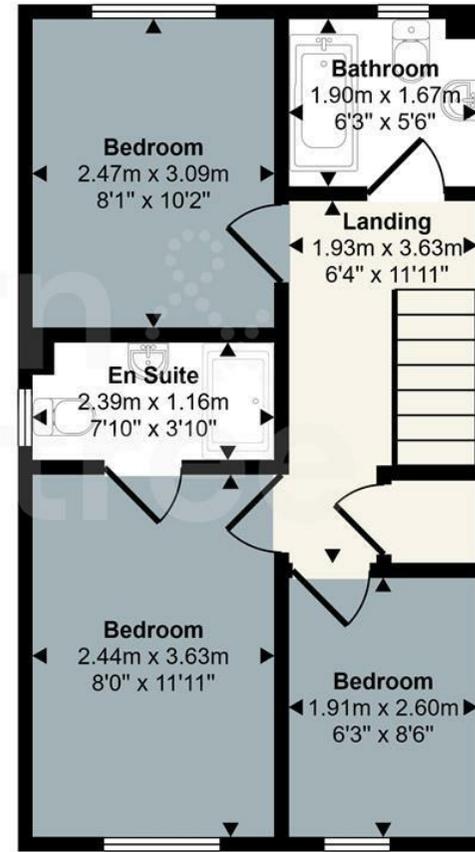
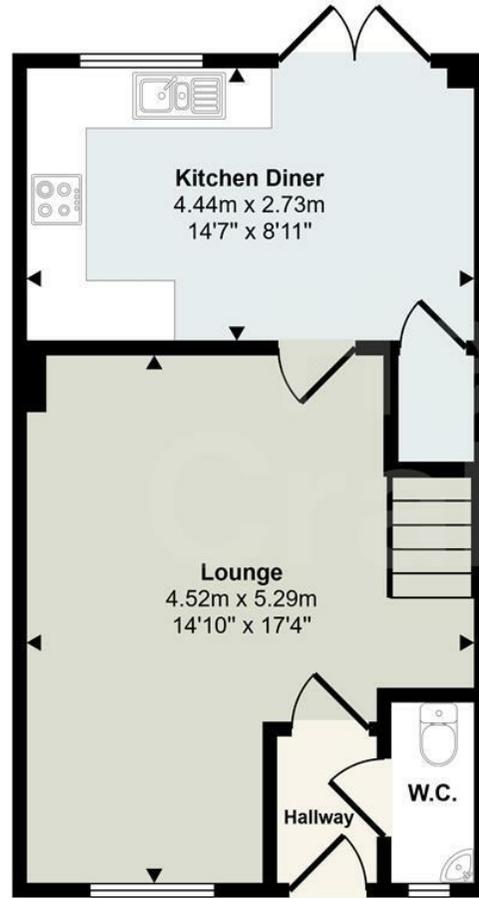
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area
73 sq m / 790 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Good old-fashioned service with a modern way of thinking.



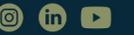
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