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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Ramzy Bancroft



Property Specialist
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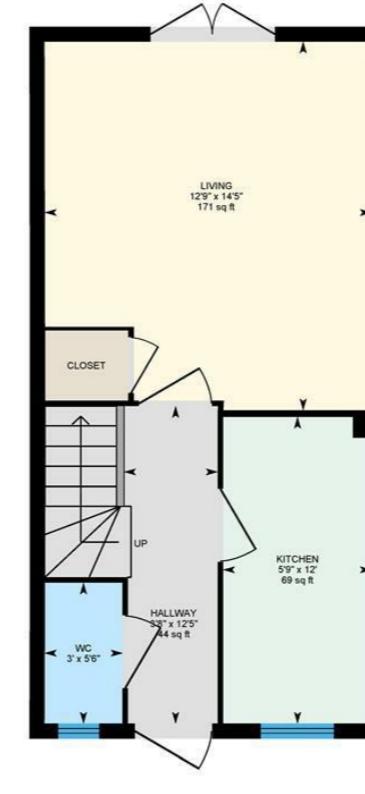
A deceptively sizable 4 bed townhouse with lovely garden and garage. No chain

Comments by the Homeowner

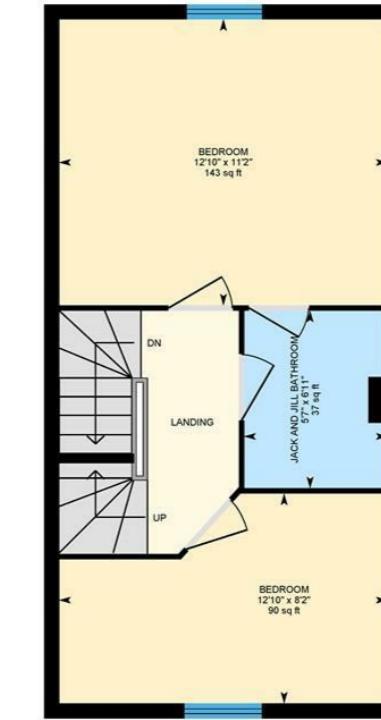


Matthysens Way, St. Mellons, CRF

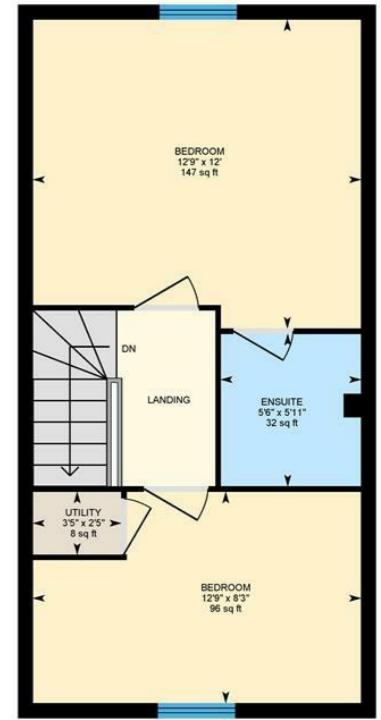
Main Building: Total Interior Area 1017.60 sq ft



Ground Floor



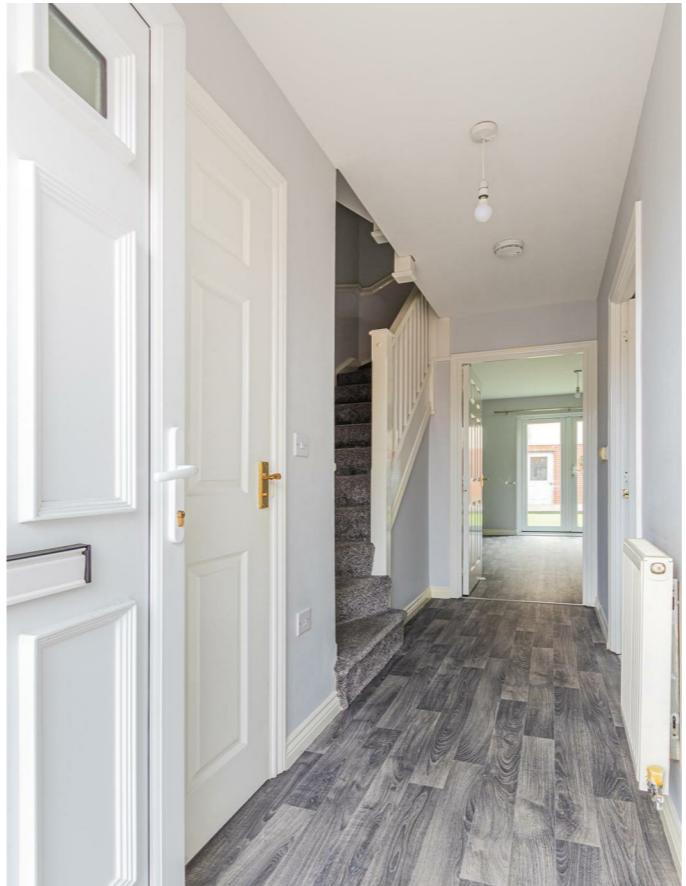
1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Matthysens Way

St Mellons, Cardiff, CF3 0PL

Guide Price

£225,000



4 Bedroom(s)



2 Bathroom(s)



1022.00 sq ft



Contact our
Penylan Branch

02920 499680

GUIDE PRICE £225,000 - £235,000
New to market is this deceptively spacious FOUR bedroom townhouse for sale. Well presented both inside and out, with a versatile layout. Comprising: Entrance hall, WC, kitchen, living room with patio doors to the garden. 4 bedrooms, en-suite and "Jack & Jill" bathroom. The property benefits from a low maintenance garden and garage accessed from the garden. There is also NO ONWARD CHAIN. Located in St.Mellons you are conveniently placed with local shops within walking distance, as well as easy access into Cardiff Centre, and onto the Ground floor.

**Hall****Kitchen****Living room****Landing****Bedroom****Bedroom****Bathroom "Jack & Jill"****Second floor Landing****Bedroom****Ensuite Shower room****Bedroom****Garden****Garage**

We have been informed the garage is leasehold with a 999 year lease, but this is to be confirmed by your solicitor

Council Tax

Band E

Tenure

We have been informed by the seller the house is Freehold and the garage is Leasehold, with a 999 year lease from 2005, but this is to be confirmed by your solicitor

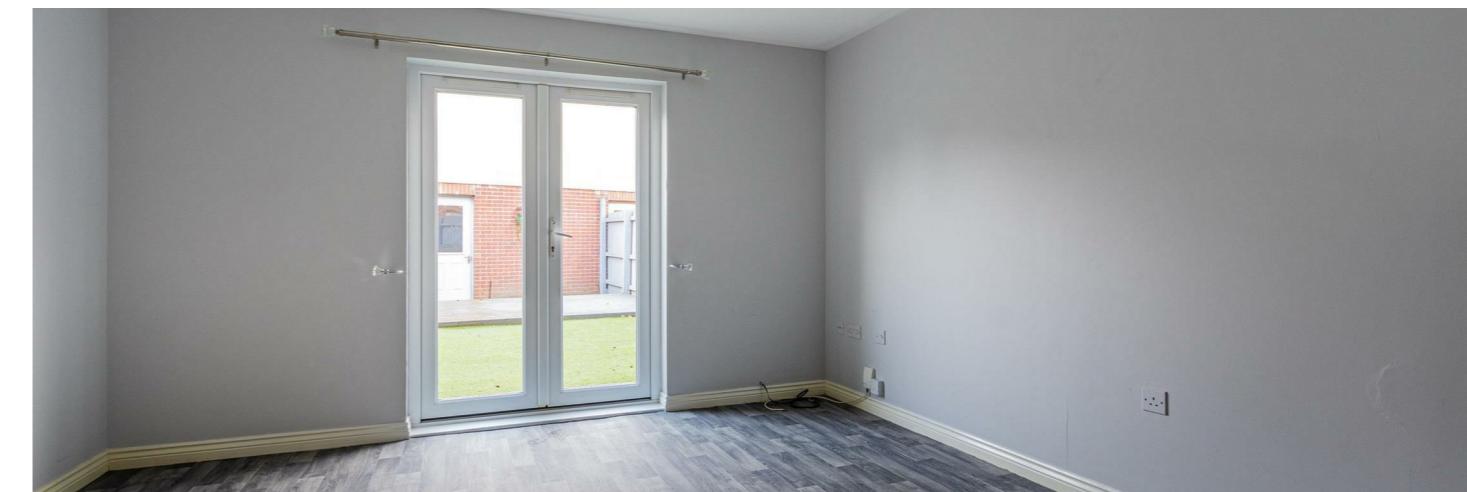
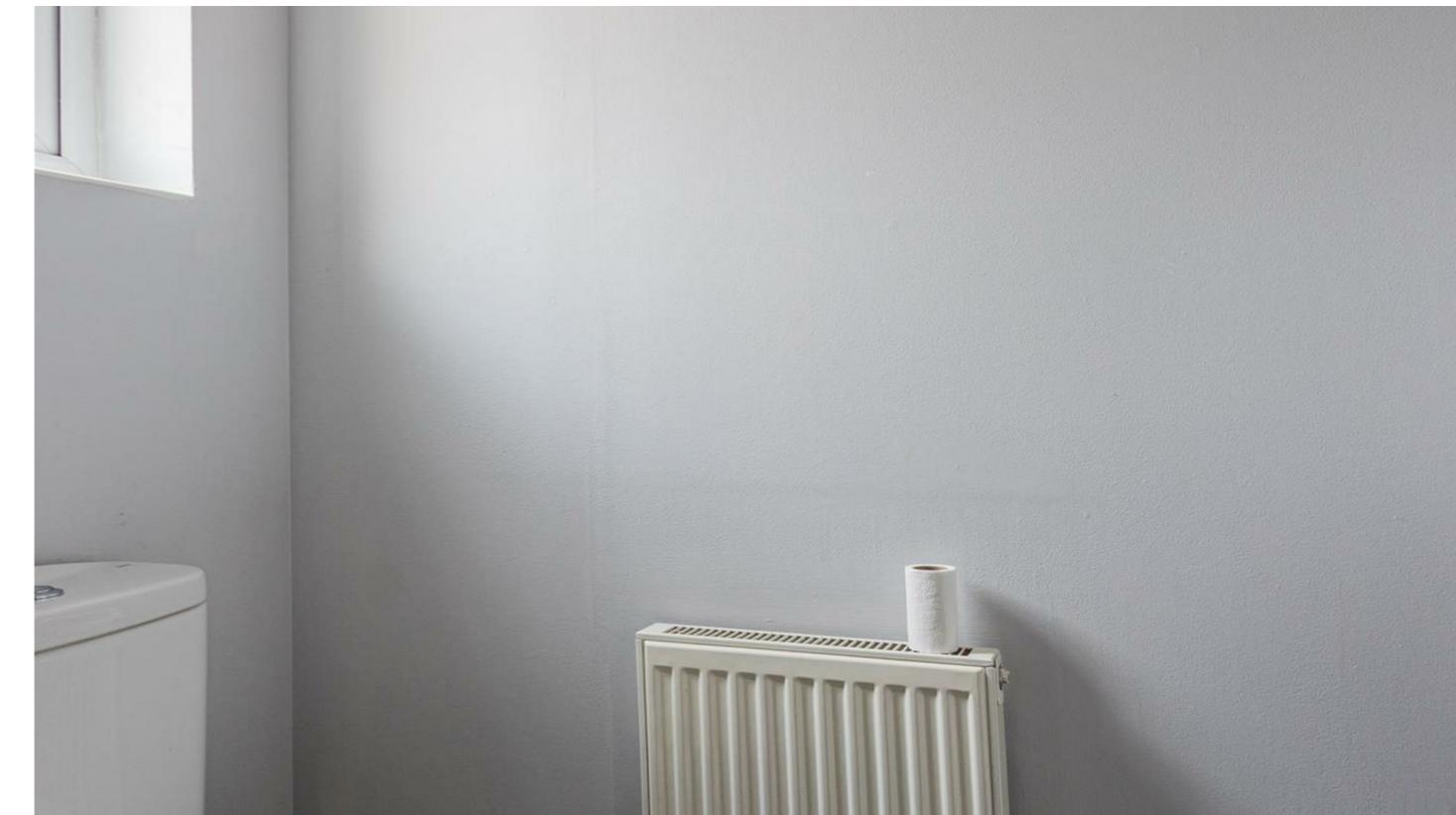
School Catchment

Meadowlane Primary School (year 2022-23)
Ysgol Pen Y Pil (year 2022-23)

Eastern High School (year 2022-23)
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

Service charge

We have been informed that as off 2025, service charge is £300 per annum - but this is to be confirmed by your solicitor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

