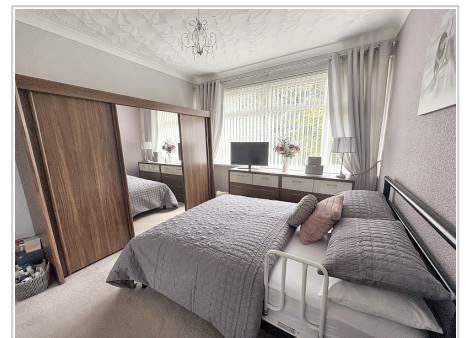


Chulmleigh Close
Cardiff
CF3

£150,000



Ref: PRA12052

Two Bedroom Top Floor Apartment, Ready To Move Into!

Well Maintained, Sought After Location

No Onward Chain!

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled within the highly sought-after residential area of Chulmleigh Close, Cardiff, this two-bedroom top floor flat presents an exceptional opportunity for both first-time buyers and astute investors. Boasting a prime location and offered with the significant advantage of no onward chain, this property is ready for immediate occupation, promising a smooth and swift transaction.

The accommodation comprises two generously proportioned double bedrooms, providing ample space for relaxation and personal belongings. The layout is thoughtfully designed, maximising both space and natural light, creating an airy and welcoming atmosphere.

Location is paramount, and Chulmleigh Close does not disappoint. Situated in a desirable part of Cardiff, residents will benefit from excellent local amenities, including shops, schools, and leisure facilities, all within easy reach. The area is well-served by public transport links, offering convenient access to Cardiff city centre and surrounding areas, making it an ideal base for commuters. Green spaces and parks are also nearby, providing opportunities for outdoor recreation and leisurely strolls.

This property represents outstanding value at a fixed price of £150,000. The absence of an onward chain simplifies the buying process, reducing potential delays and stress. Furthermore, the property falls within Council Tax Band C, an important consideration for budgeting.

In summary, this two-bedroom top floor flat in Chulmleigh Close is a truly exceptional offering. Its great condition, two double bedrooms, bathroom, and highly sought-after location, combined with the benefit of no chain, make it an unmissable opportunity for anyone looking to purchase a high-quality home in Cardiff. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Accommodation

Communal Hallway- Communal hallway with intercom system, stairs to top floor.

Entrance Hallway- Enter via front door with two storage cupboards, two radiators, laminate flooring, papered walls, textured ceiling with coving.

Living Room- Large windows to front aspect, carpet flooring, two radiators, papered walls, textured ceiling with coving.

Kitchen- Range of matching wall and base units set on a complimentary worksurface, stainless steel sink unit with mixer tap, spaces for washing machine, tumble dryer, fridge freezer, built in oven, hob with chimney style extractor fan, tiled flooring, radiator, painted walls and ceilings, large windows to front aspect, combi boiler.

Bathroom- Fitted suite, panelled bath with wall mounted electric shower, vanity sink unit with storage beneath, close coupled wc, windows to side aspect, tiled splash back to sink area, shaver socket, radiator, tiled flooring, painted walls and ceilings.

Bedroom 1- Large windows to rear aspect, storage cupboard, carpet flooring, papered walls, textured ceiling with coving.

Bedroom 2- Large windows to rear aspect, storage cupboard, carpet flooring, papered walls, textured ceiling with coving.

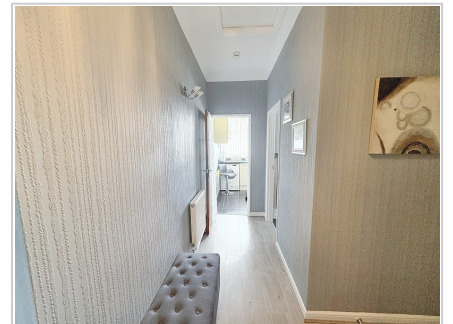
Services

Tenure

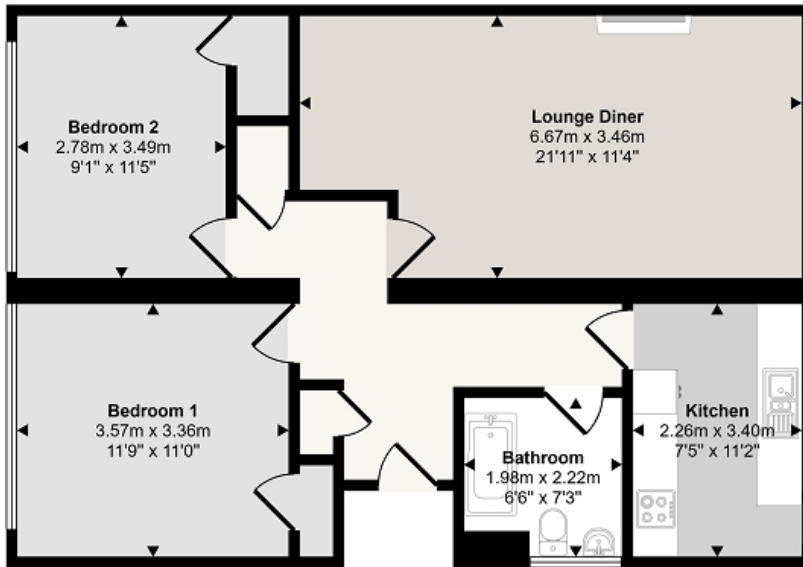
We are informed that the tenure is freehold.

Council Tax

Band C



Approx Gross Internal Area
73 sq m / 784 sq ft



Floorplan

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.

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	

Environmental Impact (CO₂) 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 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.