

**Arlington Crescent  
Llanrumney  
Cardiff  
CF3**

**£180,000**



- **\*\*GUIDE PRICE £180,000-£190,000\*\***
- Two Bedroom End Of Terrace
- Separate Kitchen And Utility Area
- Spacious Enclosed Rear Garden
- Off Road Parking Via Driveway
- Ideal For First Time Buyers
- Close To Local Amenities
- Council Tax Band- C
- EPC Rating- B

**Ref: PRA11959**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

This charming two-bedroom, end-of-terrace property offers excellent potential for extension (subject to planning permission). Upon entering via the front door, you are welcomed into the entrance hallway, leading to the spacious kitchen complete with a separate utility area and access to the side aspect. The lounge features a cosy fireplace, providing a perfect spot to relax. Stairs ascend to the first floor, where you'll find two well-sized bedrooms.

The main bedroom offers a generous space with windows to both the front and rear aspects, bathing the room with natural light. The second bedroom, includes fitted storage cupboards. The bathroom is equipped with a walk-in shower, providing a sleek and modern touch.

To the rear of the property, the garden is spacious, offering a low-maintenance area ideal for outdoor relaxation or entertaining, with a beautiful fish pond to enjoy.

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## Accommodation

### Front

Low maintenance driveway, half height brick boundaries, side access to rear property.

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### Entrance Hall

Enter via PVC door, papered walls, textured ceiling, laminate flooring, radiator, stairs leading to first floor.



### Kitchen

PVC window to rear aspect, tiled walls, textured ceiling, vinyl flooring, radiator, base units set on a complimentary work surface, 2x doors to storage cupboards, spaces for: fridge/freezer, washing machine.



### Utility Area

PVC door to side aspect, PVC obscure window to side aspect, papered walls, textured ceiling, vinyl flooring, radiator, wall units, work surface, combi boiler.



### Living Room

PVC windows to front and rear aspect, PVC door to rear garden, feature chimney breast with gas fire set upon hearth with wooden mantle, papered walls, textured ceiling, laminate flooring, radiator.





## Landing

PVC window to rear aspect, papered walls, textured ceiling, carpet flooring, access to loft space, doors to all rooms.



## Bedroom 1

PVC windows to front and rear aspect, papered walls, textured ceiling with coving, laminate flooring, 2x radiators.



## Bedroom 2

PVC window to front aspect, papered walls, textured ceilings, carpet flooring, access to loft space, 2x doors to storage cupboards, radiator.



## Bathroom

PVC window to rear aspect, tiled walls, textured ceiling, vinyl flooring, walk in shower cubicle with mains shower over, heated towel rail, wall mounted sink with hot and cold taps, close coupled wc.



## Garden

Paved patio area, with steps leading down to lawn, feature pond.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:82

Tenure

We are informed that the tenure is Freehold

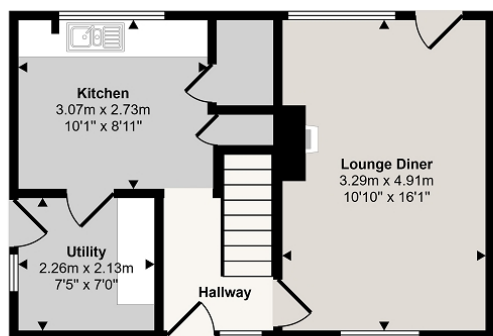
Council Tax

Band C

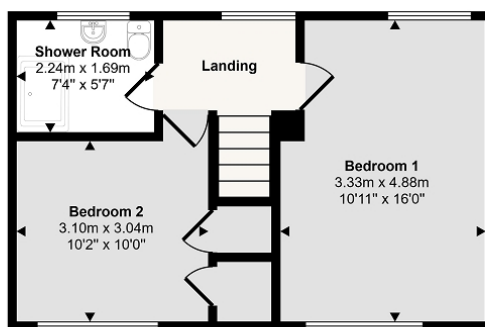




Approx Gross Internal Area  
75 sq m / 806 sq ft





Ground Floor  
Approx 38 sq m / 406 sq ft



First Floor  
Approx 37 sq m / 400 sq ft

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>	82	86	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.