

Limewood Close  
St  
Mellons  
Cardiff  
CF3

£225,000



- Two Double Bedroom Semi Detached Home
- Ample Off Road Parking
- Cul-De-Sac Location!
- Enclose Rear Garden
- Kitchen + Utility Room
- Ideal First time Buy
- EPC: TBC
- COUNCIL TAX BAND: C



Ref: PRA11943

## Viewing Instructions: Strictly By Appointment Only

### General Description

This delightful two-bedroom semi-detached home, located in a quiet cul-de-sac off the popular Sanderling Drive in St Mellons, Cardiff, offers a fantastic opportunity for first-time buyers.

The property features off-road parking and side access, adding to its convenience. Upon entering, you'll find a welcoming entrance hallway leading to a spacious living area. The generous kitchen breakfast room provides a perfect space for family meals and comes with the added benefit of a separate utility room for extra storage and practicality. Both double bedrooms are well-proportioned, offering comfort and versatility.

The property is ideally situated close to reputable local schools, shops, and bus routes, making it perfect for everyday living. This home is a great choice for those seeking a well-maintained property in a desirable location.

Call us today to book your viewing!

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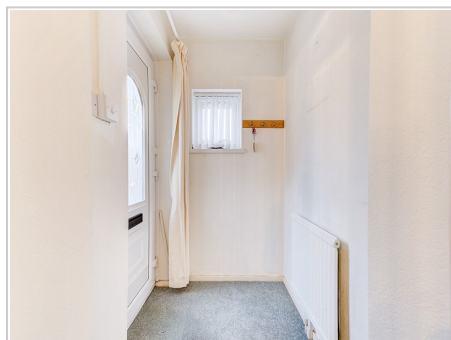
### Accommodation

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#### Front

Block paved driveway with access to rear garden.

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#### Entrance Porch

PVC front door and PVC window to front aspect, papered walls and ceiling, radiator, carpet flooring. Door into living room,



#### Living Room

PVC window to front aspect, papered walls and textured ceiling, fireplace, radiator, carpet flooring and staircase ascending to first floor. Door into kitchen;



#### Kitchen

PVC window to rear aspect, door into utility area, painted walls and textured ceiling, radiator, tiled flooring. Kitchen comprising of a range of matching wall and base units, complimentary work surface, stainless steel sink unit with drainer, induction hob, integrated cooker and chimney style extractor fan above, space for washing machine. Wall mounted combination boiler.

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## Utility Area

PVC window to rear aspect with obscured glass, PVC door into rear garden. Spaces for fridge/freezer and tumble dryer.

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## Landing

Carpeted staircase to first floor, papered walls and doors to all rooms. Access to loft space.

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## Bedroom 1

PVC window to front aspect, papered walls and textured ceiling, radiator, carpet flooring. Fitted wardrobes with mirrored sliding doors.

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## Bedroom 2

PVC window to rear aspect, papered walls and textured ceiling, radiator, carpet flooring, storage cupboard.

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## Rear Garden

Low maintenance rear garden, enclosed with fenced boundaries, tiered paved patio, decorative mature shrubs to borders. External tap and gated access to drive.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

## Tenure

We are informed that the tenure is Freehold

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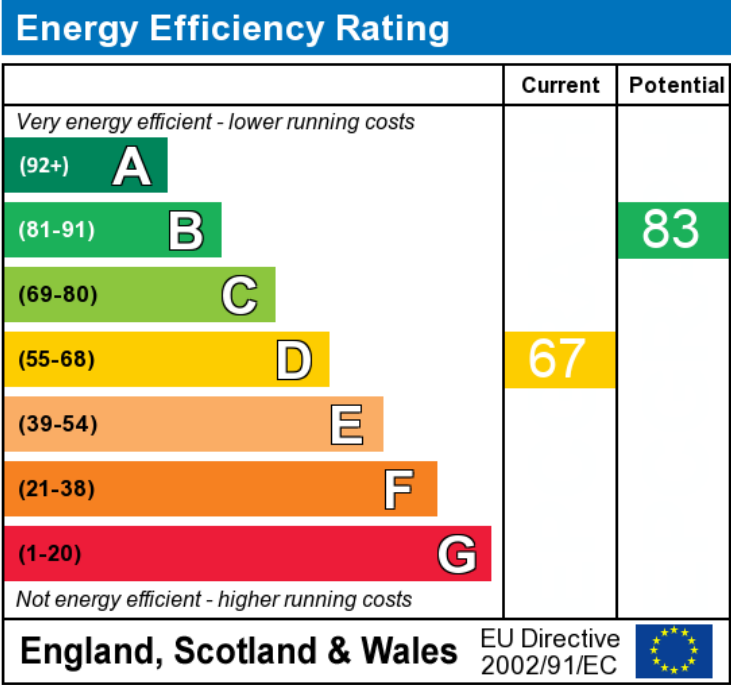


# Council Tax

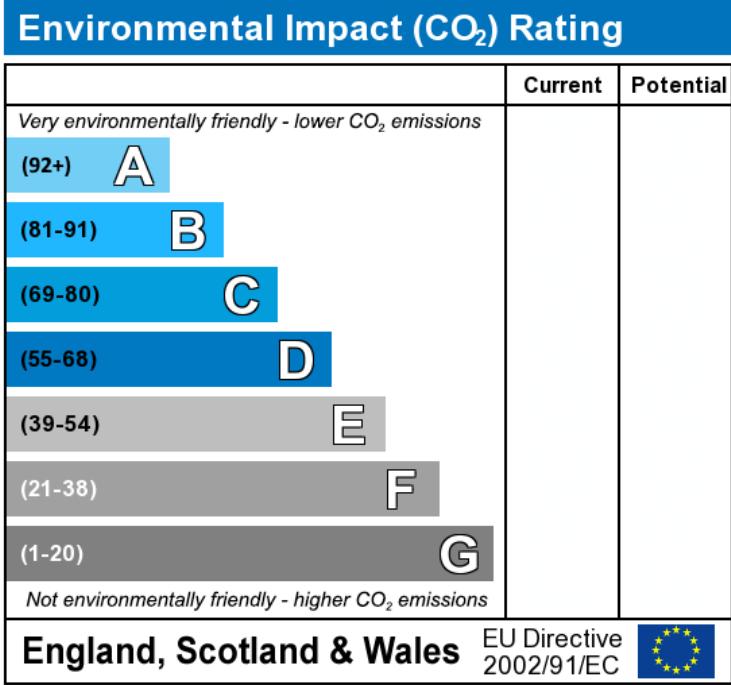
## Band C



*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.*



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.