

19 Duncan Close,

St. Mellons, Cardiff, CF3 1NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£220,000



Semi-Detached House

2

1

1

2

Property Description

An ideal starter home situated in a quiet cul de sac with an elevated position and extensive city views. Calling all first time buyers this two bedroom semi detached home is a must see situated on a larger than average corner plot with a spacious front, side and rear garden.

Internally the property accommodation briefly comprises; entrance hall, lounge, kitchen/breakfast room and conservatory to the ground floor. To the first you will find two double bedrooms and a family bathroom.

Outside to the front of the home you will find allocated parking with a spacious front garden mostly laid to lawn with a patio area ideal for enjoying the beautiful views. Side access leads to an enclosed side and rear garden which is mostly laid with eco decking, stone chippings and a grass area ideal for child's play.

Tenure Freehold

Council Tax Band C

Floor Area Approx 818 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the St Mellons area in Cardiff, close to shops and amenities, good public transport available and with easy access to the M4.

ENTRANCE HALL

Enter via uPVC double glazed front door into hallway. Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Door leading into lounge.

LOUNGE

11' 10" x 15' 10" (3.61m x 4.83m)

Smooth walls and textured ceilings with two central light pendant finished with carpeted flooring. Carpeted staircase leading to first floor. Door leading to kitchen. uPVC double glazed window to front.

KITCHEN

9' 1" x 11' 9" (2.78m x 3.60m)

Fitted with a range of base and eye level units with laminate worktops over. Built in oven, gas hob and cooker hood over. Inset stainless steel sink unit plus drainer. Integral fridge/freezer. Space for washing machine and plumbing for a dishwasher. Tiled splash back. Smooth walls with textured ceiling, a central light pendant finished with tiled flooring. Opening to conservatory.

CONSERVATORY

9' 10" x 8' 2" (3.01m x 2.49m)

uPVC double glazed surround with door to side leading onto the rear garden, finished with tiled flooring.

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LANDING

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Doors leading to both bedrooms and bathroom.

BEDROOM ONE

9' 11" x 8' 10" (3.03 to wardrobes m x 2.70m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. Built in mirrored sliding wardrobes. uPVC double glazed window to rear.

BEDROOM TWO

11' 10" x 7' 6" (3.61m x 2.29m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. uPVC double glazed window to front.

BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basing. Tiled walls with textured ceilings, a central light pendant finished with vinyl flooring. uPVC double glazed obscure window to side. Door provide access to cupboard over the stairs housing combi boiler.

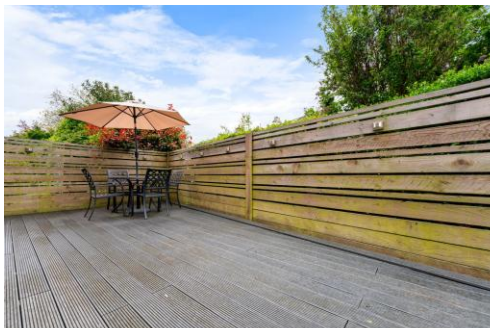
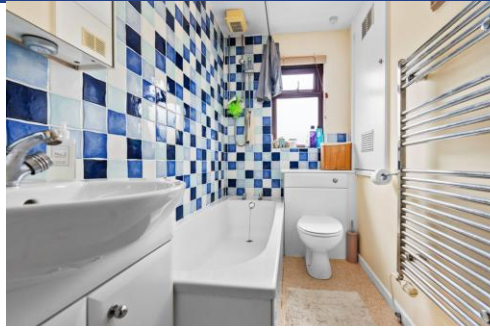
OUTSIDE

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GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, wall-to-wall, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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