

Sanderling Drive,
St Mellons,
Cardiff.
CF3 0DJ

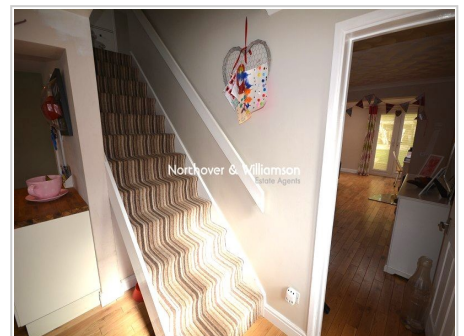
£210,000



- Semi Detached
- Immaculate Throughout
- Three Bedrooms
- Large Kitchen
- Lounge
- Second Reception Room
- Bathroom
- Garden
- Driveway

Ref: PRA10669

Viewing Instructions: Strictly By Appointment Only



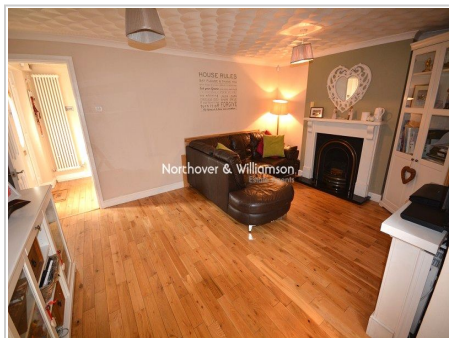
General Description

A stunning three bedroom semi detached property offered to market in excellent order throughout. The property comprises of a large fully fitted modern kitchen, lounge with second reception room, family bathroom, rear garden and off road parking to the front. Being close to shops, schools

Accommodation

Entrance

Via UPVC double glazed front door into hallway with stairs leading to first floor, double panel radiator, open plan to kitchen and door leading to lounge.



Lounge (16' 04" x 11' 11") or (4.98m x 3.63m)

Plain plaster walls and textured ceiling. feature fire and surround. Solid wood flooring. radiator. Opening to reception room two.



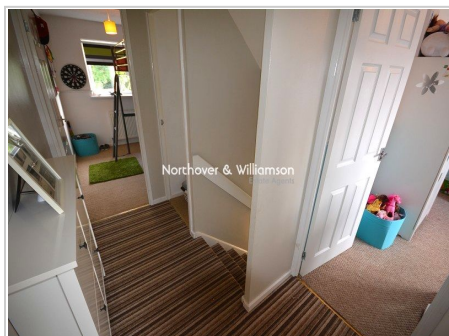
Second Reception Room (29' 8" x 49' 4") or (9.05m x 15.03m)

Two UPVC double glazed French doors leading to rear garden. plain plaster walls and ceiling with three velux style windows and spotlights. Solid wood flooring.



Kitchen (12' 09" x 16' 04") or (3.89m x 4.98m)

Two UPVC double glazed windows to front. Fitted with a matching range of wall and base units with complimenting work surface over. Belfast sink with mixer taps and drainer. Space for cooker. Space for Dishwasher, washing machine and fridge. Tied to splash backs. Under stairs storage cupboard. Cupboard housing combi boiler. Radiator. Solid wood flooring. Spotlights to ceiling.



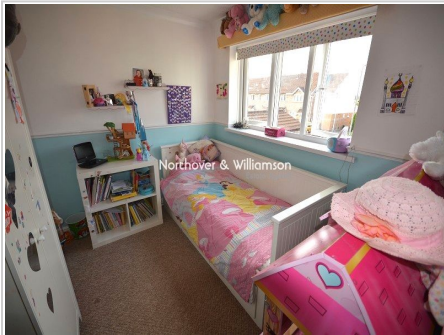
Landing

Plain plaster walls and ceiling. Access to loft. doors to all rooms.



Bedroom 1 (12' 08" x 12' 04") or (3.86m x 3.76m)

UPVC double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobe.



Bedroom 2 (10' 11" x 8' 05") or (3.33m x 2.57m)

UPVC double glazed window to front. Radiator. Fitted carpet. Built in storage cupboard.



Bedroom 3 (9' 05" x 6' 05") or (2.87m x 1.96m)

UPVC double glazed window to rear. plain plaster walls and ceiling. Radiator. Fitted carpet.



Bathroom

UPVC double glazed window to front in obscure glass. suite to include white corner bath with electric shower over, Low level WC and pedestal wash hand basin. Fully tiled walls and floor. Radiator.

Rear Garden

Paved patio area with steps leading through garden which is laid to artificial grass and rear is paved patio area. Brick built storage shed with UPVC door and two UPVC double glazed windows.

Services

Mains gas, mains drainage, mains water, mains electricity

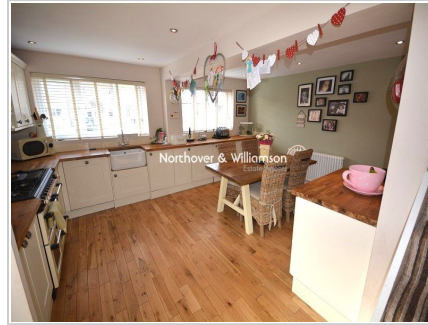
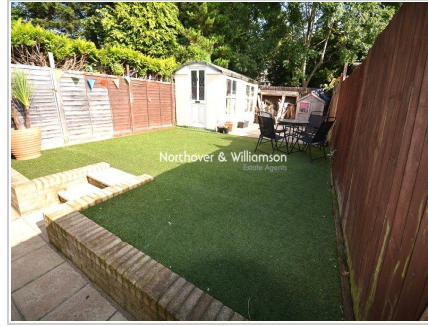
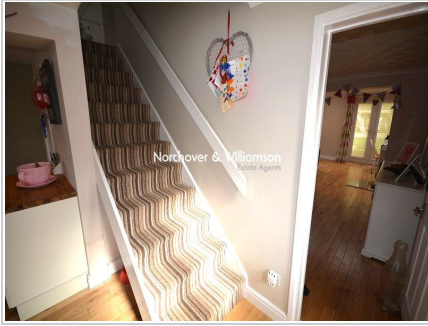
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.