

FOR SALE

Asking Price £165,000 Freehold



Lauriston Park, Cardiff, South Glamorgan. CF5 5QA

- OPEN PLAN LIVING
- 1 LARGE BEDROOM
- FREEHOLD
- MODERN KITCHEN
- TIERED LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND - B
- EPC RATING - C
- GARAGE



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PROPERTY DESCRIPTION

Welcome to this charming 1-bedroom, 1-bathroom end of terrace house that perfectly combines comfort and modern living. Boasting a spacious open-plan living area and a large bedroom, this freehold property offers a practical and stylish home ideal for first-time buyers or those looking to downsize. Complemented by a modern kitchen and a tiered low-maintenance rear garden, you'll find this home both inviting and easy to maintain. Additional features include a private garage and an allocated parking space, providing convenient off-street parking, while the EPC rating of C ensures a good level of energy efficiency. With Council Tax Band B, this property offers excellent value in a sought-after location.

Situated in a peaceful and well-connected area, this home benefits from access to local amenities, schools, and green spaces, making it a great choice for comfortable and convenient living. Nearby transport links ensure easy commutes to surrounding areas and the city centre, while local shops and cafes add to the community feel. Whether you want to enjoy quiet neighbourhood walks or quick access to daily essentials, this property delivers on all fronts.

Step inside to the bright and open-plan living space, designed to maximise natural light and provide a versatile area for both relaxing and entertaining. The modern kitchen features contemporary fittings and ample storage, making meal preparation a pleasure. The generously sized bedroom offers plenty of room for a double bed and additional furniture, creating a restful retreat. The bathroom is well-appointed and practical. Outside, the tiered rear garden is low-maintenance yet provides a delightful space to unwind or host friends. Completing this home is a private garage and driveway, ensuring parking is never a concern.



ROOM DESCRIPTIONS

Open Plan Living Space

22' 6" x 13' 4" (6.86m x 4.06m)

Landing

5' 4" x 4' 9" (1.63m x 1.45m)

Bathroom

7' 8" x 4' 9" (2.34m x 1.45m)

Bedroom

12' 6" x 8' 5" (3.81m x 2.57m)

Garage

14' 0" x 12' 11" (4.27m x 3.94m)



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Allocated.

Heating Sources: Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

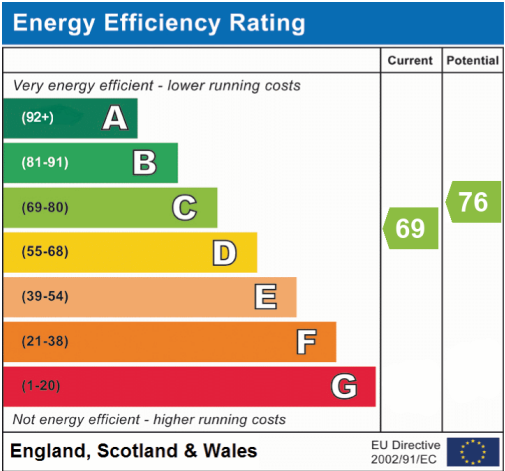
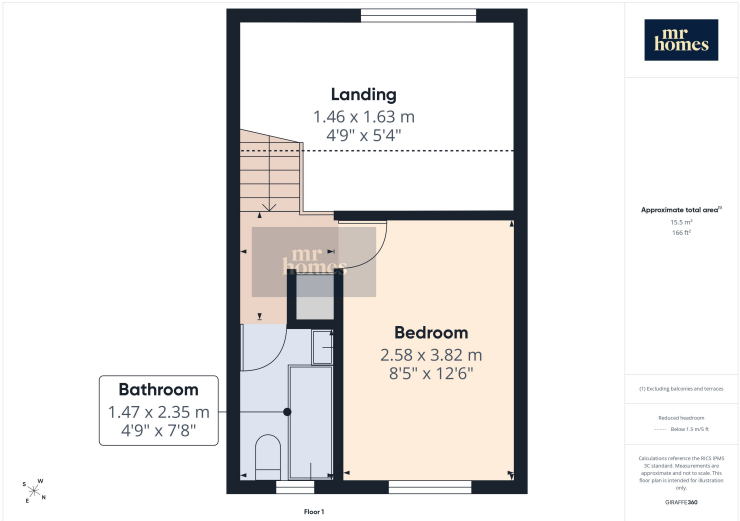
Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





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