
3, Devon Place
Cardiff, CF11 6PR
Watts
&Morgan

3 Devon Place

Cardiff CF11 6PR

£220,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, plus a loft room, mid-terrace family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen and bathroom. First floor landing, two double bedrooms, cloakroom and a versatile loft room. Externally the property benefits from a low maintenance courtyard style, South-West facing rear garden. Being sold with no onward chain.







Directions
Cardiff City Centre – 0.9 miles
M4 Motorway – 7.7 miles

Your local office: Penarth
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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a hallway benefiting from laminate wood flooring.
A glazed wooden door leads into the spacious living/dining room which enjoys continuation of laminate wood flooring, a feature gas fireplace and a uPVC double glazed window to the front elevation.
The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from laminate wood flooring, tiled walls, a stainless steel sink with a mixer tap over and a partially glazed uPVC door providing access to the rear garden.
The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls, a wall mounted combi boiler and an obscure uPVC double glazed window to the rear elevation.

First Floor

The first floor landing enjoys laminate wood flooring and a paddle staircase leading to the loft room.
Bedroom one is a spacious double bedroom benefiting from laminate wood flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front elevation.
Bedroom two is a double bedroom and enjoys laminate flooring and a uPVC double glazed window to the rear elevation.
The first floor cloakroom has been fitted with a 2-piece white suite comprising of a wash-hand basin and a WC.

Second Floor

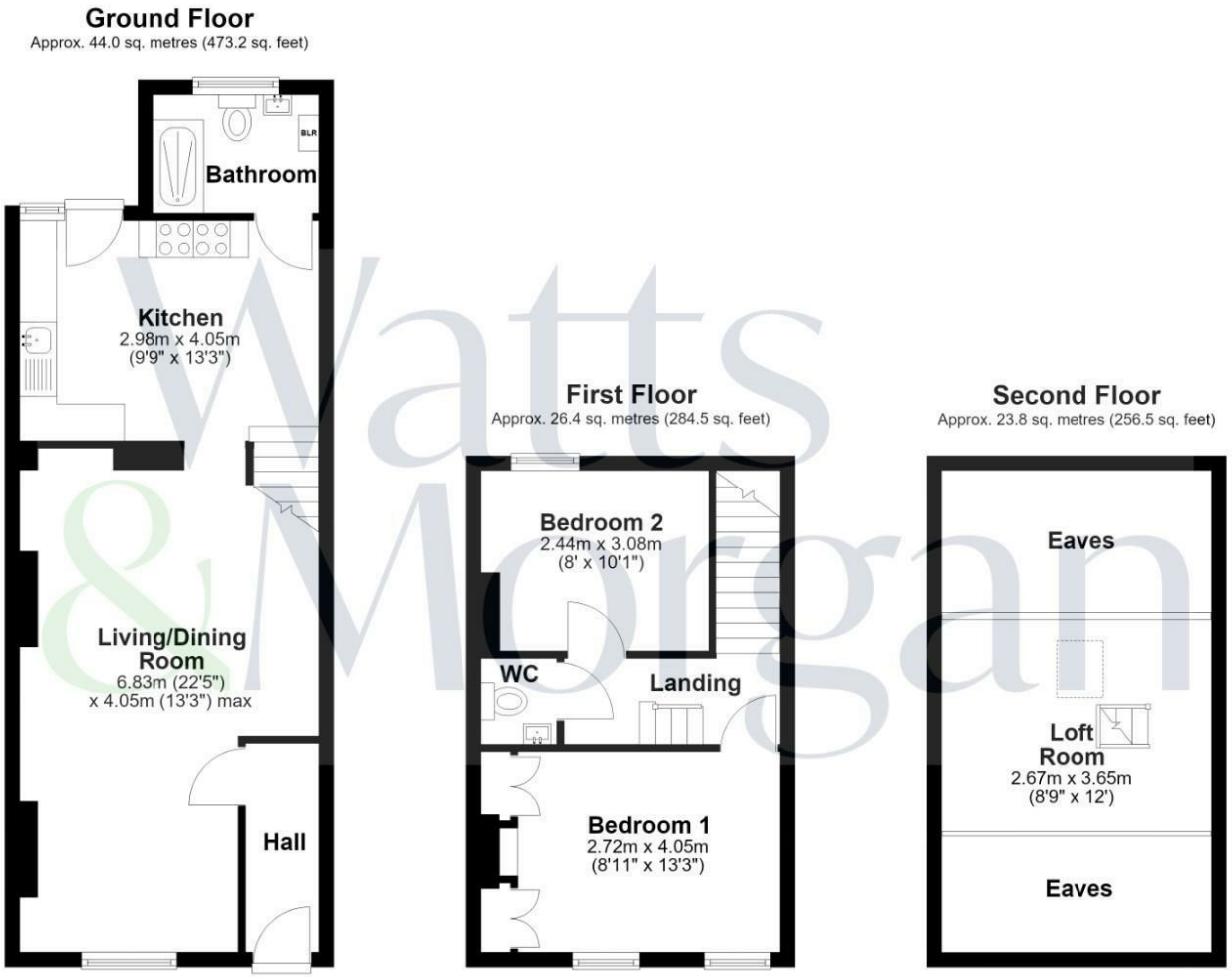
The loft room is a versatile space and benefits from laminate wood flooring, eaves storage and a double glazed roof light.

Gardens & Grounds

The low maintenance courtyard style, South-West facing rear garden is laid with patio tile providing ample space for outdoor entertaining and dining.

Additional Information

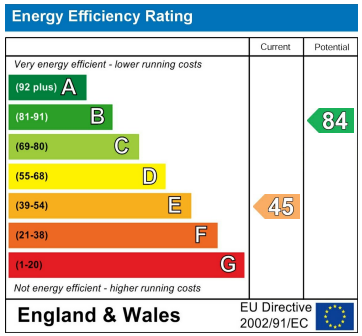
All mains services connected.
Freehold.
Council tax band 'C'.
EPC rating 'E'.



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

Anti-Money Laundering (AML)

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



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