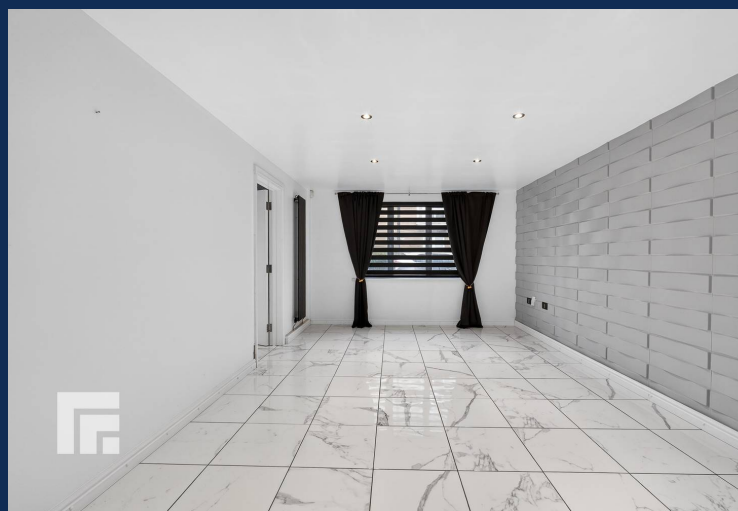




2 Roma House Vellacott Close, Cardiff

£200,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door, with security spy hole. Tiled flooring. Wall mounted intercom system. One storage cupboard, with wooden door. Wall mounted radiator. Spotlights. Thermostat.

LIVING ROOM

11' 5" x 19' 8" (3.47m x 6.00m)

Double glazed uPVC windows, to front aspect. Tiled flooring. T.V Aerial point. Telephone point. Spotlights

KITCHEN

15' 7" x 10' 1" (4.74m x 3.07m)

Double glazed bay uPVC windows, to front and side aspect. Tile flooring. Fitted units, with work surfaces incorporating composite sink. Ample storage. Built in oven and microwave, four ring gas hob and extractor hood over. Integrated dishwasher, washer dryer and fridge freezer. Extractor fan. Wall mounted radiator. Spotlights.

MASTER BEDROOM

12' 6" x 9' 10" (3.82m x 3.00m)

Double glazed uPVC windows, to side aspect. Tiled flooring. Fitted wardrobes. T.V Aerial point. Telephone point. Wall mounted radiator. Spotlights. Door to:-

EN SUITE

3' 3" x 7' 8" (0.99m x 2.34m)

Newly fitted. Tiled flooring. Fully tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Shaver point. Extractor fan. Pendant light fitting.

BEDROOM TWO

9' 5" x 11' 4" (2.86m x 3.46m)

Double glazed uPVC windows, to side aspect. Double bedroom. Wood effect laminate flooring. T.V Aerial point. Wall mounted radiator.

BATHROOM

7' 7" x 4' 7" (2.30m x 1.39m)

Tiled flooring. Walk in shower cubicle. Pedestal wash hand basin. W.C. Extractor fan. Pendant light fitting.

PARKING

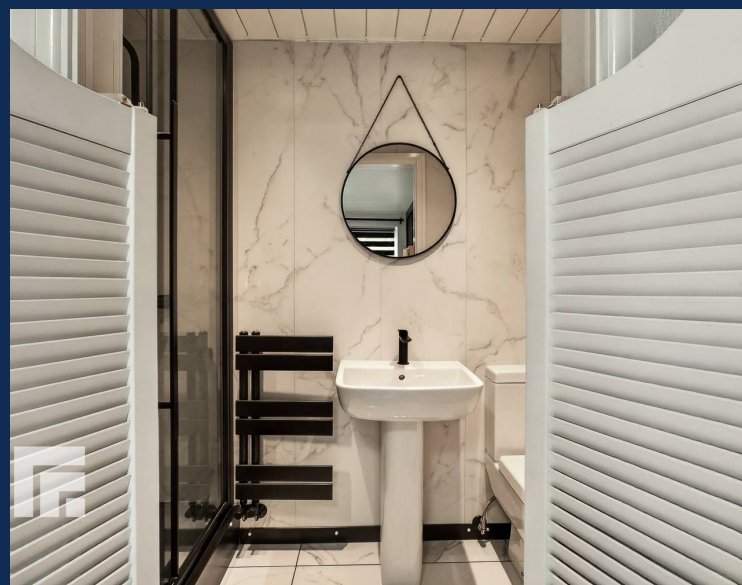
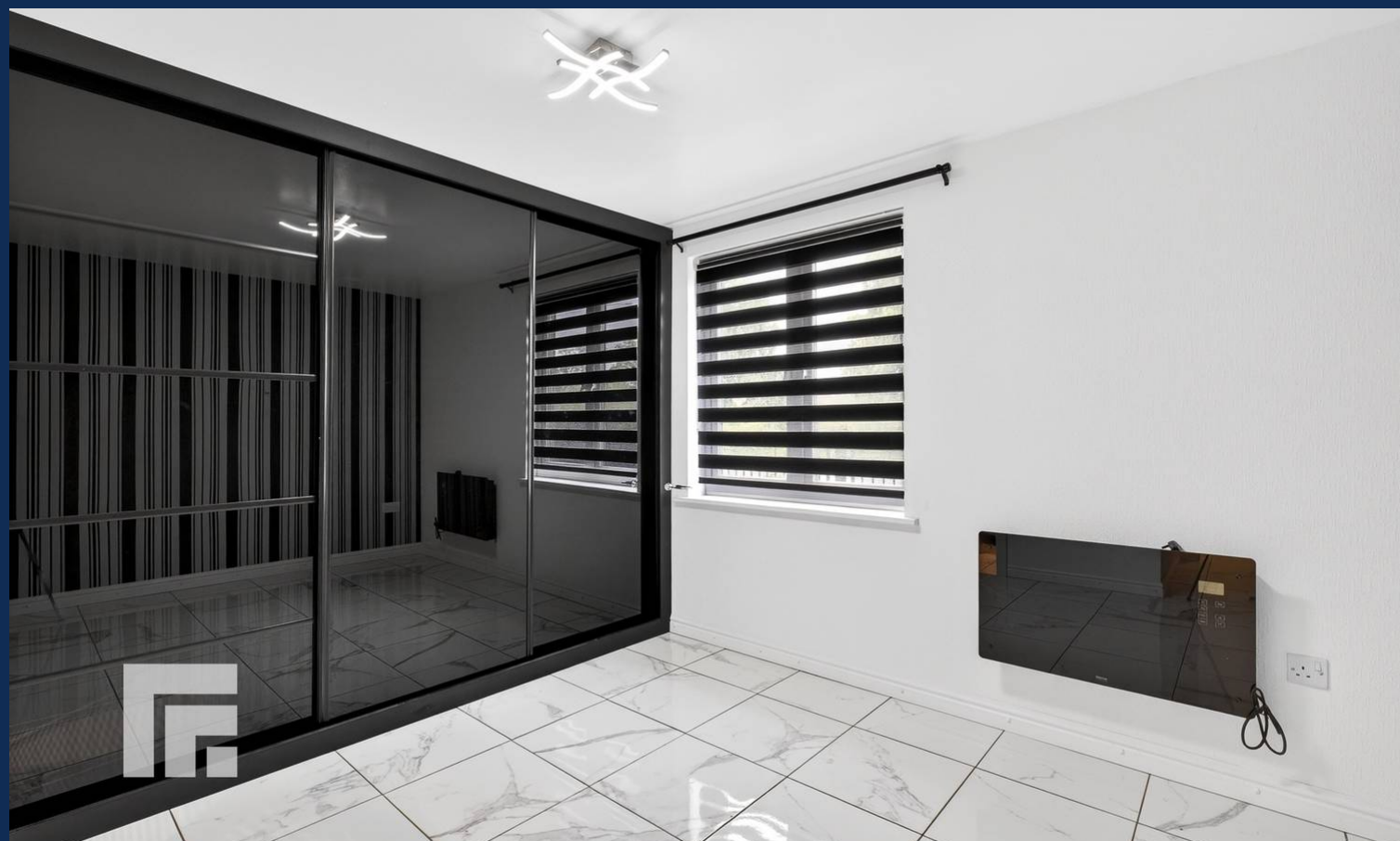
Gated access to one allocated parking space. Visitor parking.

TENURE

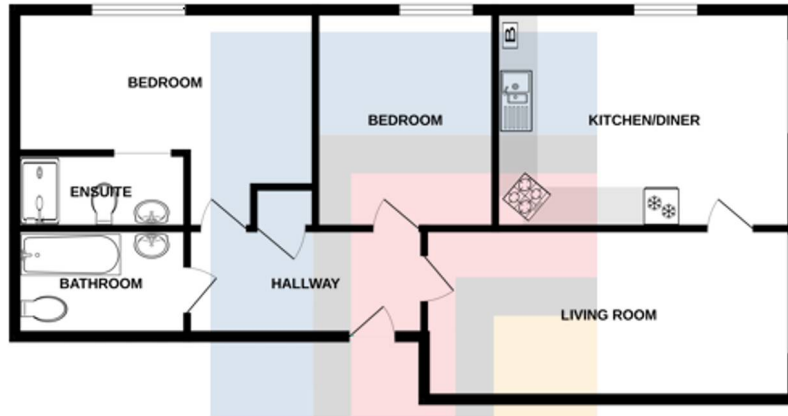
MGY are advised that this property is leasehold, with a lease of 150 years from 2000. Service charges of £2,404 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated parking space, visitor parking and parking management. The property has a share of the freehold, with no ground rent.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. 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.



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan ©2025

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK