



9 Sienna House Vellacott Close, Cardiff

£195,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spy hole. Carpeted flooring. Wall mounted security entry intercom system. Wall mounted heater. Storage cupboard, housing hot water tank. Doors leading to living room, bedrooms.

KITCHEN

Modernised kitchen. Double glazed uPVC windows to side aspect. Vinyl flooring. Part marble effect splashback. Base and wall units with work surface incorporating composite sink. Built in oven and four ring electric hob with stainless steel extractor hood over. Integrated fridge freezer and washing machine.

LIVING/DINER

Carpet to floor. Spotlights. Power points. TV and telephone point. Double glazed windows. Wall mounted radiator.

BEDROOM ONE

Carpet to floor. Pendant light fitting with additional spotlights. Double glazed window. Power points. Radiator.

BEDROOM TWO

Carpet to floor. Double bedroom. Double glazed window. Power points. Pendant light fitting with additional spotlights.

BATHROOM

Vinyl flooring. Partially tiled flooring. White three-piece-suite comprising WC, vanity wash hand basin with hot and cold tap over, panelled bath with mixer tap over and electric shower above. Chrome heated towel. Shaver point. Pendant light fitting. Extractor.

EN SUITE

Modernised shower room. Tiled flooring. Fully tiled walls. Double shower cubicle. Vanity enclosed wash hand basin. enclosed wash hand basin with wall mounted mirror over. W.C. Heated towel rail. Heater. Shaver point. Extractor fan.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2003. Low service charges of approx. £2153. 56 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, barrier access to an allocated parking space, visitor parking and parking management. No ground rent.

PARKING

Secure gated access to an allocated parking space and visitor parking.

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.



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