

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



VALE VIEW CRESCENT



#### ENTRANCE HALL

Enter via upvc door.

#### KITCHEN

3.53m x 3.28m (11'7" x 10'9")

Newly fitted (January 2022) with an extensive range of contemporary white wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and upstand with upvc splash backs, space for fridge/freezer, built in double oven, gas hob & cooker hood plus built in wine chiller, plumbed for washing machine, laminate tile effect flooring, window to front.

#### LOUNGE

5.46m x 4.29m max (17'11" x 14'1" max)

Spacious living room, laminate flooring, stairs rise to the first floor, window to rear and door to garden, TV point, telephone point.

#### FIRST FLOOR LANDING

Airing cupboard for storage.

#### BEDROOM 1

4.32m x 3.53m (14'2" x 11'7")

Master double bedroom, window to front, wardrobes to remain, TV point, dado rail.

#### BEDROOM 2

3.38m x 3.25m max (11'1" x 10'8" max)

Large double bedroom, window to rear, built in deep walk in wardrobes - sliding doors and housing the gas combination boiler.

#### BATHROOM

Stylishly appointed 4 piece suite comprising panel P shape Jacuzzi bath with shower over and glass screen, vanity wash hand basin, close coupled wc and bidet, tiled surround and tiled floor, heated chrome towel rail, sky light.

#### GARDEN

Generous frontage - stone chipping's, exterior double power socket. Enclosed rear garden - stone chipping's with decked patio area, fenced with rear gate leading to rear lane allowing access into the garage, 8' x 6' timber garden shed with internal power supply, exterior power socket.

#### GARAGE

4.85m x 2.41m (15'11" x 7'11")

Brick built single garage, roller door, light & power supply, rear door leading to the garden, hard stand for off road parking on approach.

#### INFORMATION




We believe the property is Freehold.  
Council Banding - Band D £1,981.52 (2024-2025)



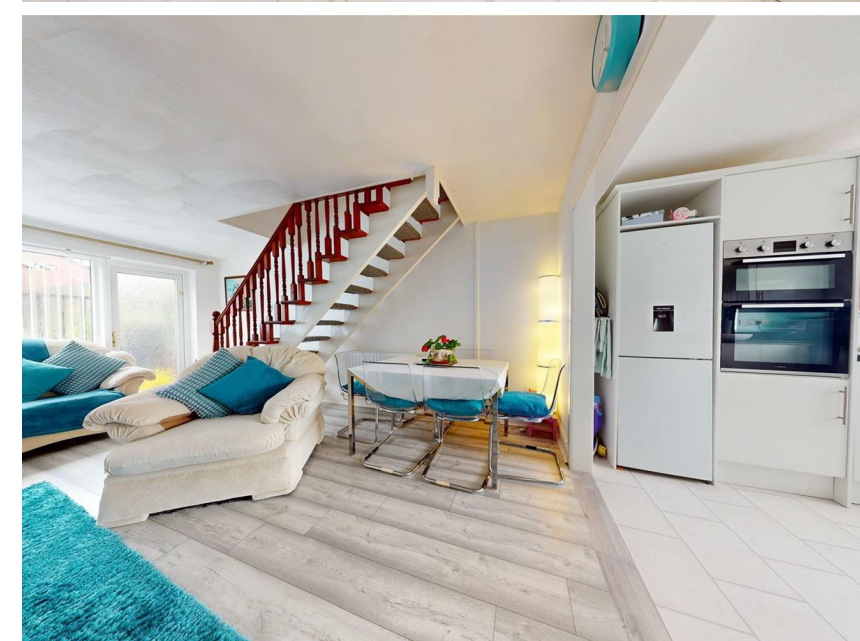


## VALE VIEW CRESCENT

, CF64 2NZ - £269,000

 2 Bedroom(s)  1 Bathroom(s)  846.00 sq ft

For sale upon this much desired side road - modern mid terrace. Beautifully presented internally. Re-Configured and stylish interior. Newly fitted (2022) modern kitchen. Briefly comprising an entrance hall, kitchen - contemporary white units with built in double oven, hob & hood plus wine chiller, spacious living room, 2 large double bedrooms - wardrobes to the both plus a stylishly appointed bathroom - shower. Complimented with upvc double glazing and gas central heating, with a generous front garden including exterior power socket plus enclosed rear garden - garden shed with power and exterior power socket plus door leading into a single garage with power and parking space. Viewing highly recommended.



### PROPERTY SPECIALIST

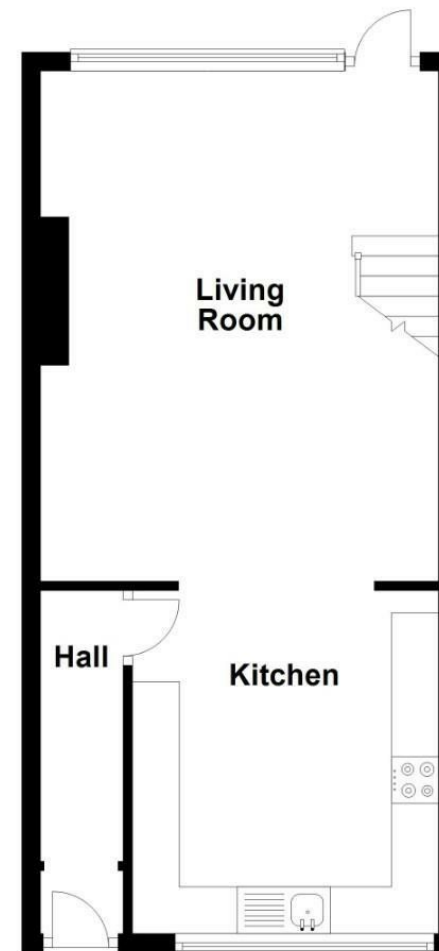
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator



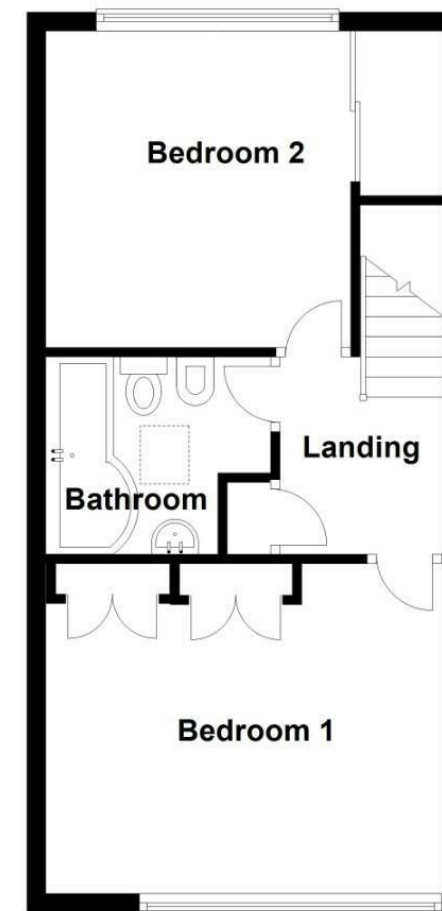


Vale View Crescent, Llandough

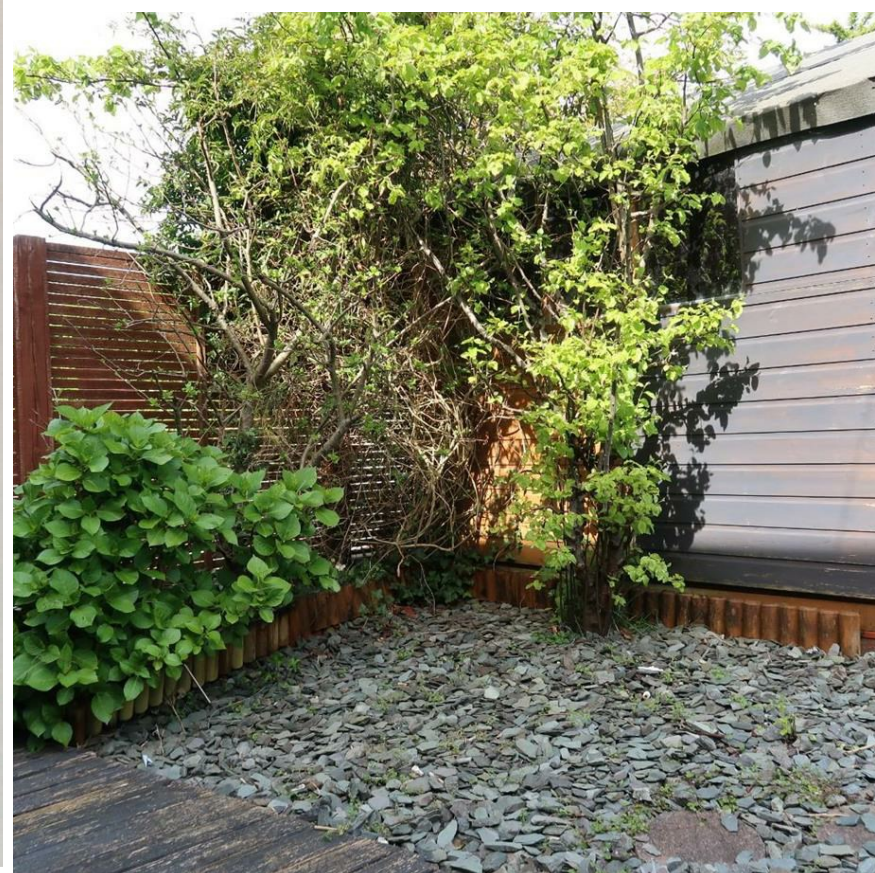
**Ground Floor**  
Approx. 39.3 sq. metres (423.2 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	