



Tinkinswood Green Development, St Nicholas Description

Price:	£157,500*
Ownership:	Legally you would own 100% of the property for 70%* market value via the Homebuy Option/Shared Equity Scheme.
Property Type:	2 bedroom semi-detached house for sale
Address:	Cae Newydd, St Nicholas CF5 6FF

Summary

Two bedroom property in a new build village development situated in St Nicholas, Vale of Glamorgan.

This property is available for sale, with no onward chain. Viewing highly recommended.

Description

New build property, constructed by Redrow Homes benefiting from NHBC warranty with accommodation comprising: Kitchen (with integrated oven, hob), downstairs toilet and wash hand basin, cloakroom, living/dining room, two bedrooms, and family bathroom to the first floor.

There is a garden to the rear, and one allocated off road parking space.

Entrance

Access via the front door, leading to:

Hallway

Access to the kitchen, downstairs toilet, Living/dining room as well storage and stairs to the first floor.

Storage Room

Comprising of storage area, facility to store coats and housing the electric consumer unit.

A separate storage area has been created under the stairs.

Kitchen

Range of fitted wall and base kitchen units (including chimney hood, gas hob, oven and grill). There are eight power socket points. Double glazed window to front.

Downstairs Toilet

Comprising of a W.C. and a wash hand basin.

Living/Dining Room

Access via door and comprises patio doors opening to the rear garden and nine power socket points.

First Floor

Landing

Access to the attic, bedrooms, hot water tank cupboard, and family bathroom.

Bedroom One

Comprising of a double glazed window to rear with six power socket points.

Bedroom Two

Comprising of a double glazed window to front with four power socket points and storage cupboard.

Family Bathroom

Access via door comprising of bath with over-bath shower with fully tiled walls, wash hand basin and WC. Extractor fan.

Airing cupboard

Housing boiler and controls for central heating and hot water.

Front Garden Area

Area with various shrubs to border leading to car parking space.

Rear Garden

Rear garden with patio area and enclosed fencing.

Allocated Parking

One allocated off road parking space is provided.

Heating

Boiler supplying hot water and central heating.

Location Map



Viewing

Strictly by appointment with Hafod Housing Association, Cardiff.

☎: 0800 024 8968

✉ homeownership@hafod.org.uk

Services: Mains water, gas, electricity and drainage.
Central heating by mains gas.

*Full market value £225,000, 70% value equates to £157,500